HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2012

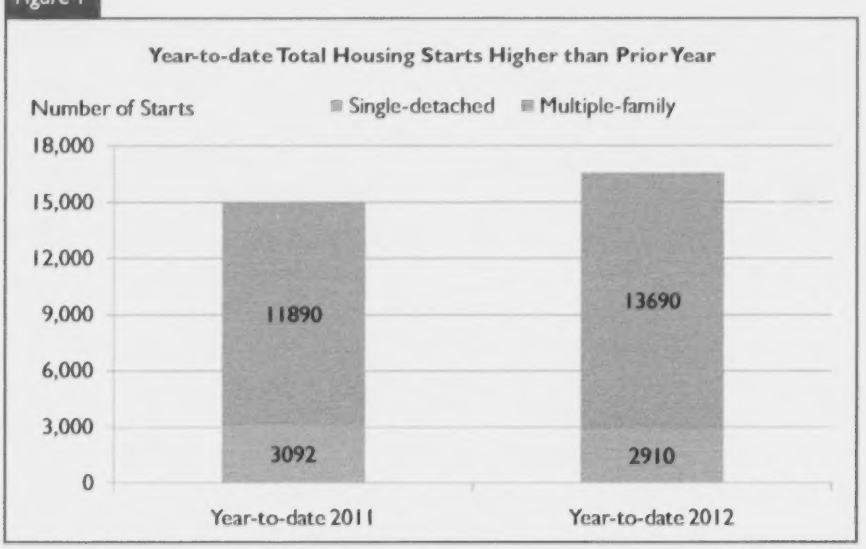
Vancouver CMA New Construction

Housing starts in the Vancouver Census Metropolitan Area (CMA) totalled 1,772 starts in October, bringing the year-to-date number to 16,600 compared to 14,982 a year ago.

Multiple-family home starts have maintained a steady pace since mid-year but single-detached construction has been trending lower. There were 293 single detached houses and 1,479 multiple-family homes started in October. Multiple-family housing starts were mostly in the cities of Vancouver, Surrey, and Coquitlam.

The Abbotsford-Mission CMA had 28 housing starts in October and the year-to-date total was 331. Last year, there were 460 housing starts year-to-date.

Figure 1



Source: CMHC Starts and Completions Survey

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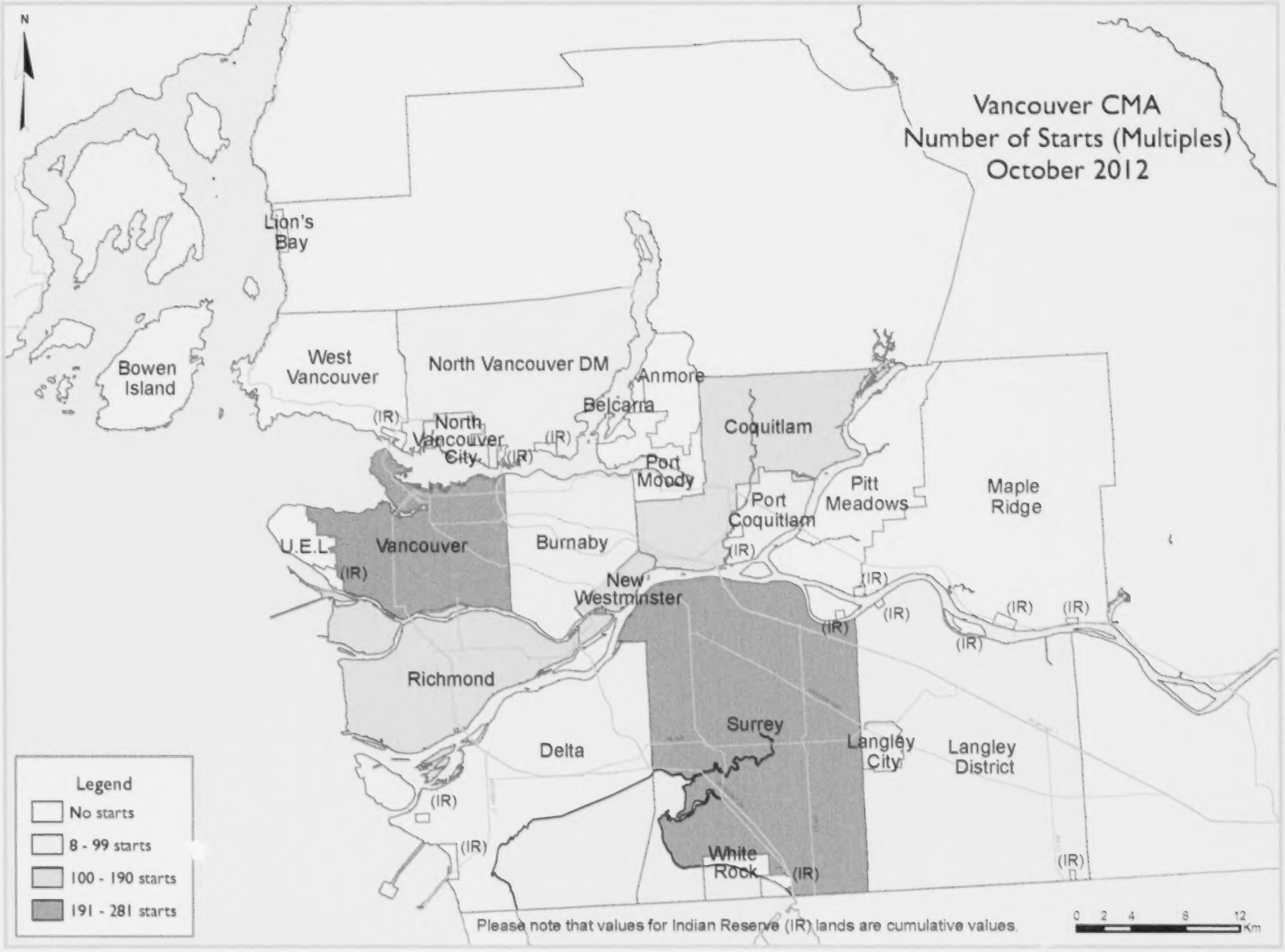
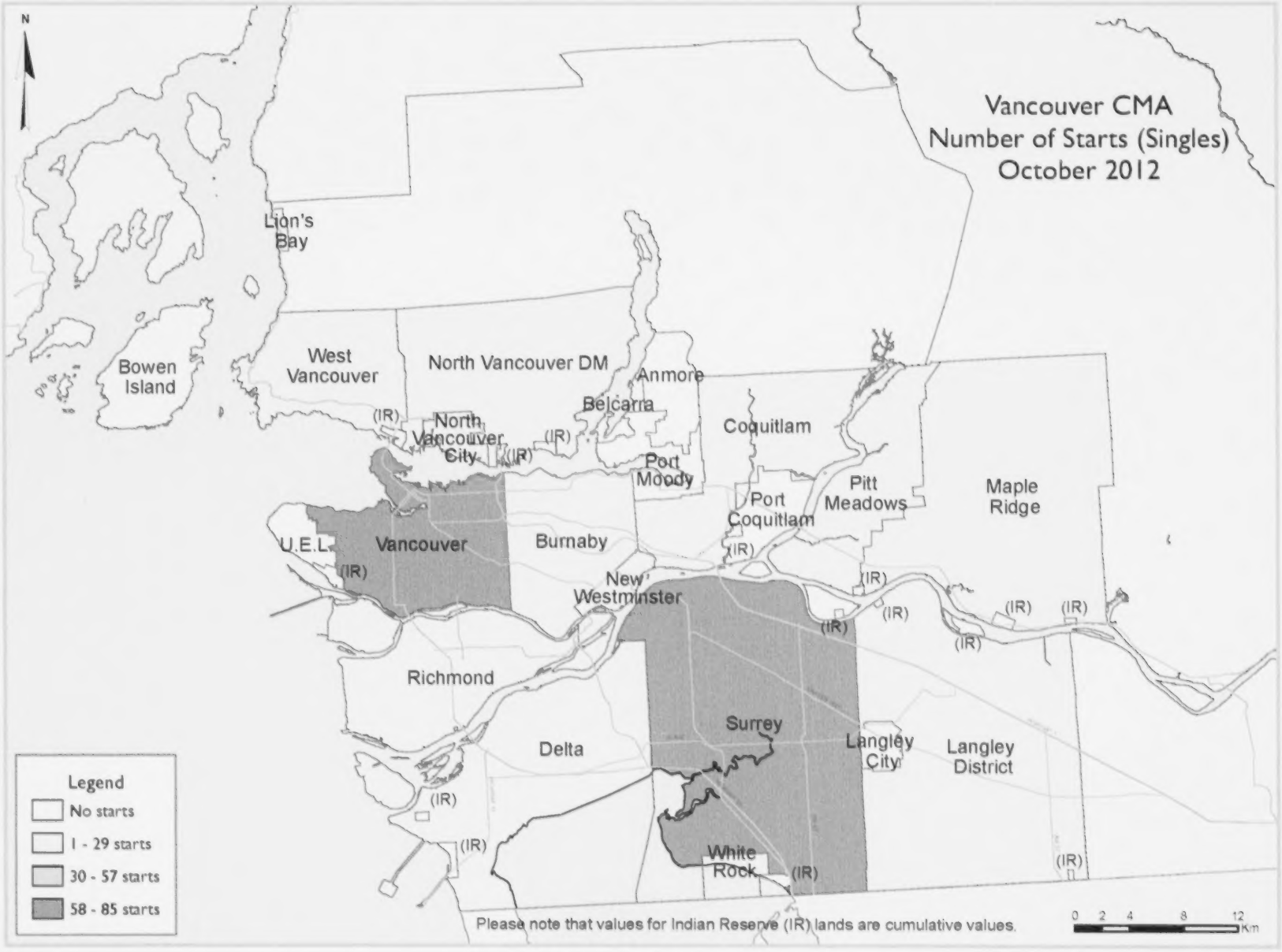
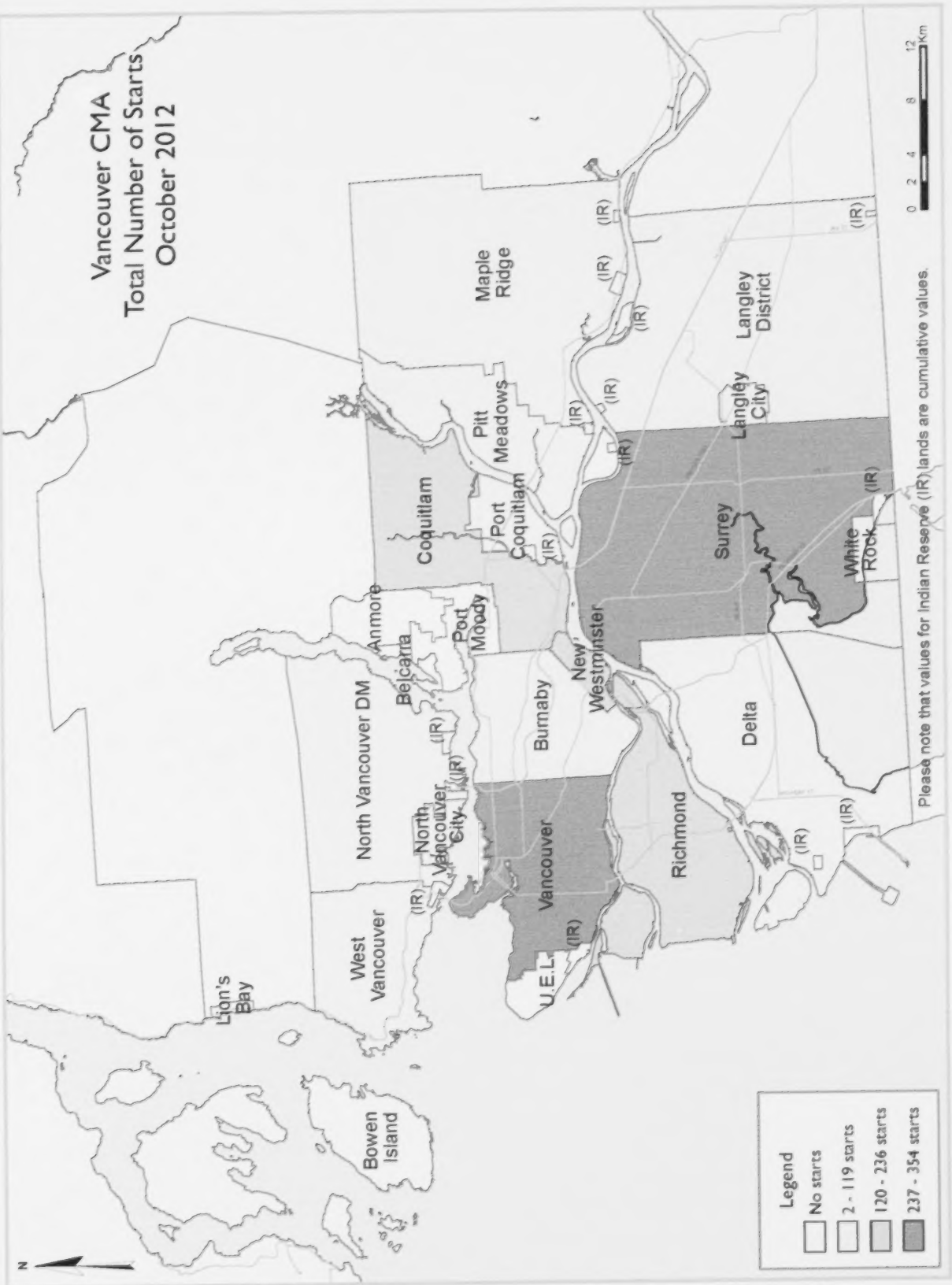
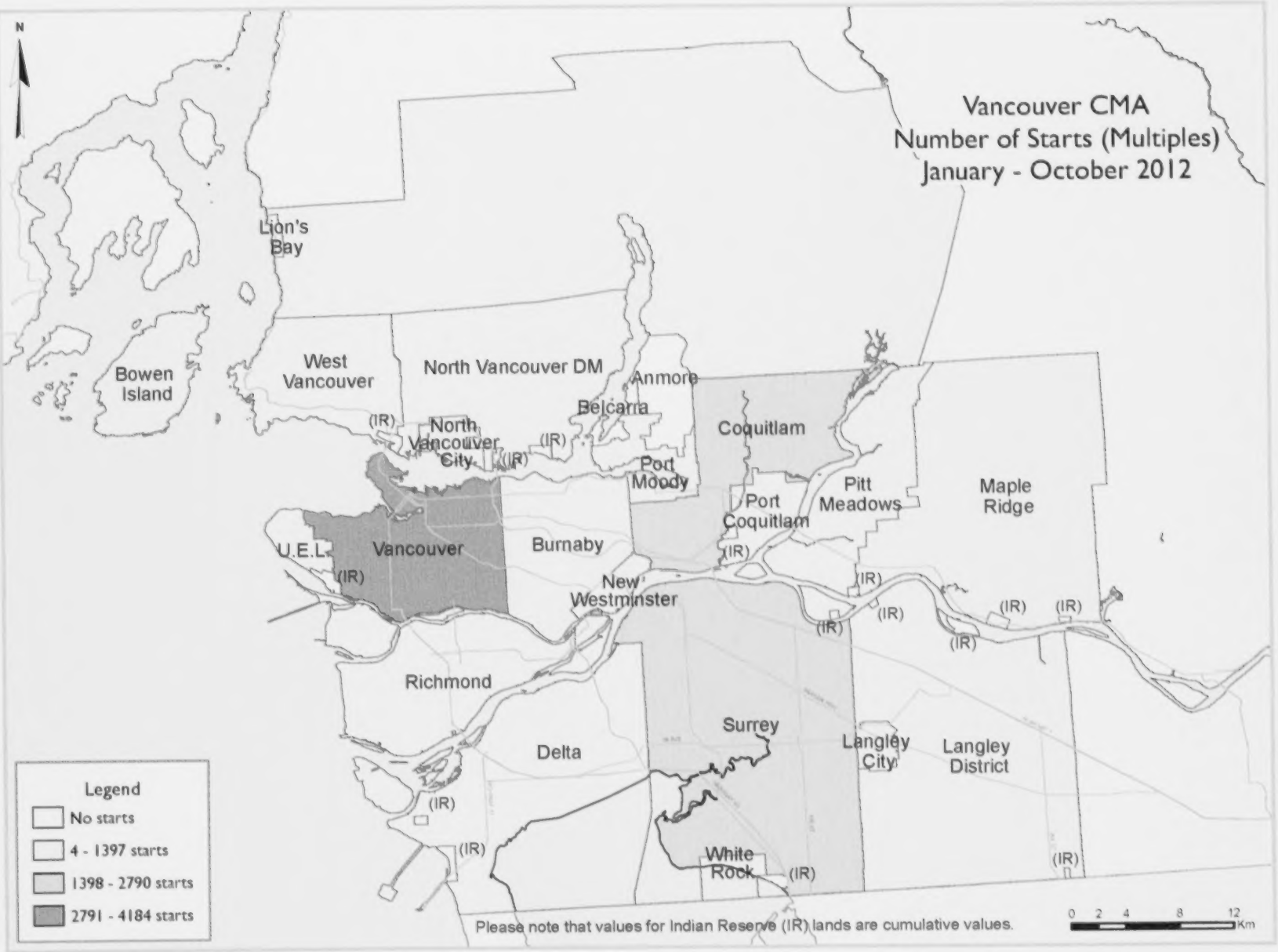
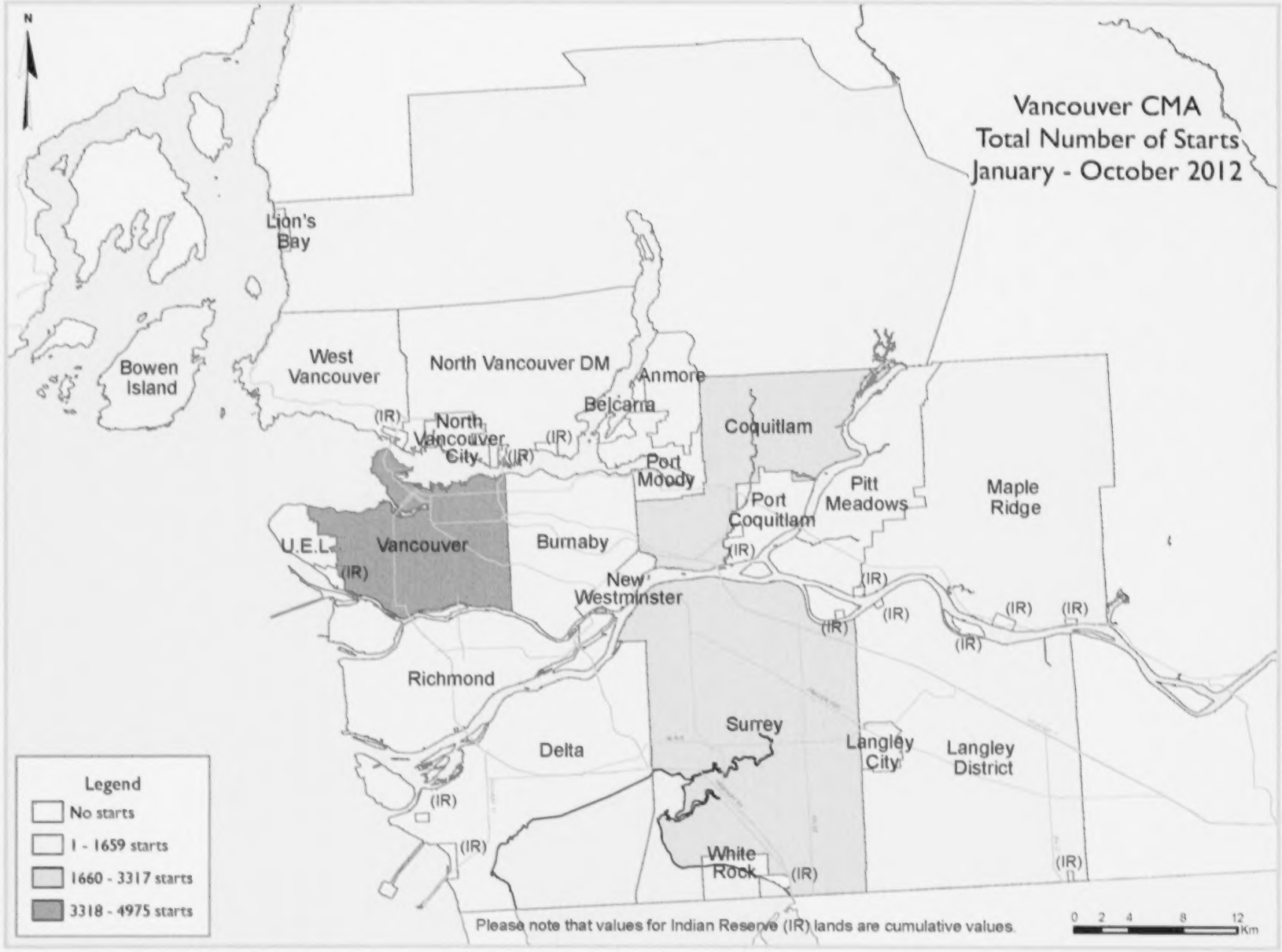

N
Vancouver CMA
Number of Starts (Multiples)
October 2012
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
8 - 99 starts
100 - 190 starts
191 - 281 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

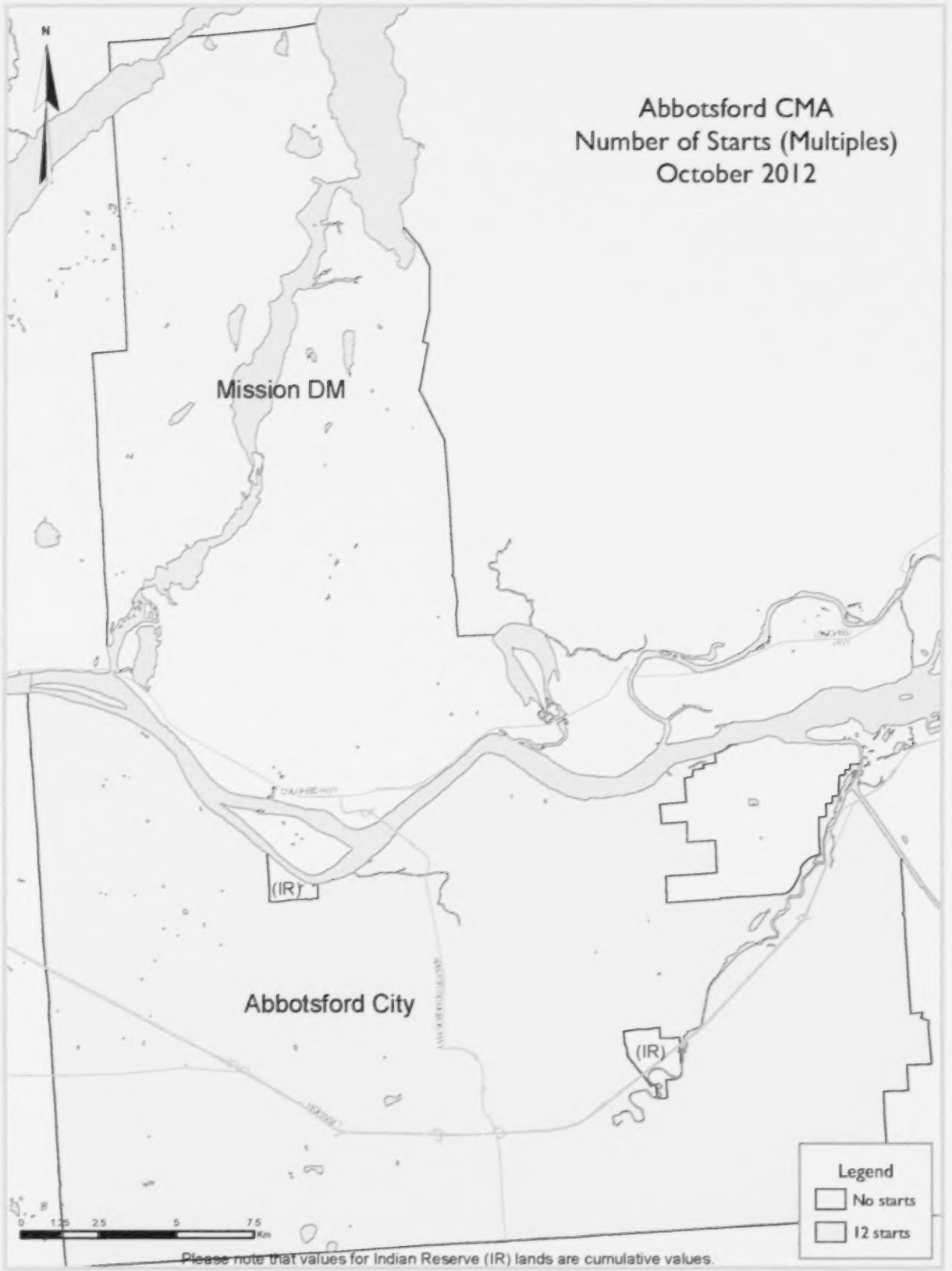

Vancouver CMA
Number of Starts (Singles)
October 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 29 starts
30 - 57 starts
58 - 85 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Total Number of Starts
October 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
2 - 119 starts
120 - 236 starts
237 - 354 starts

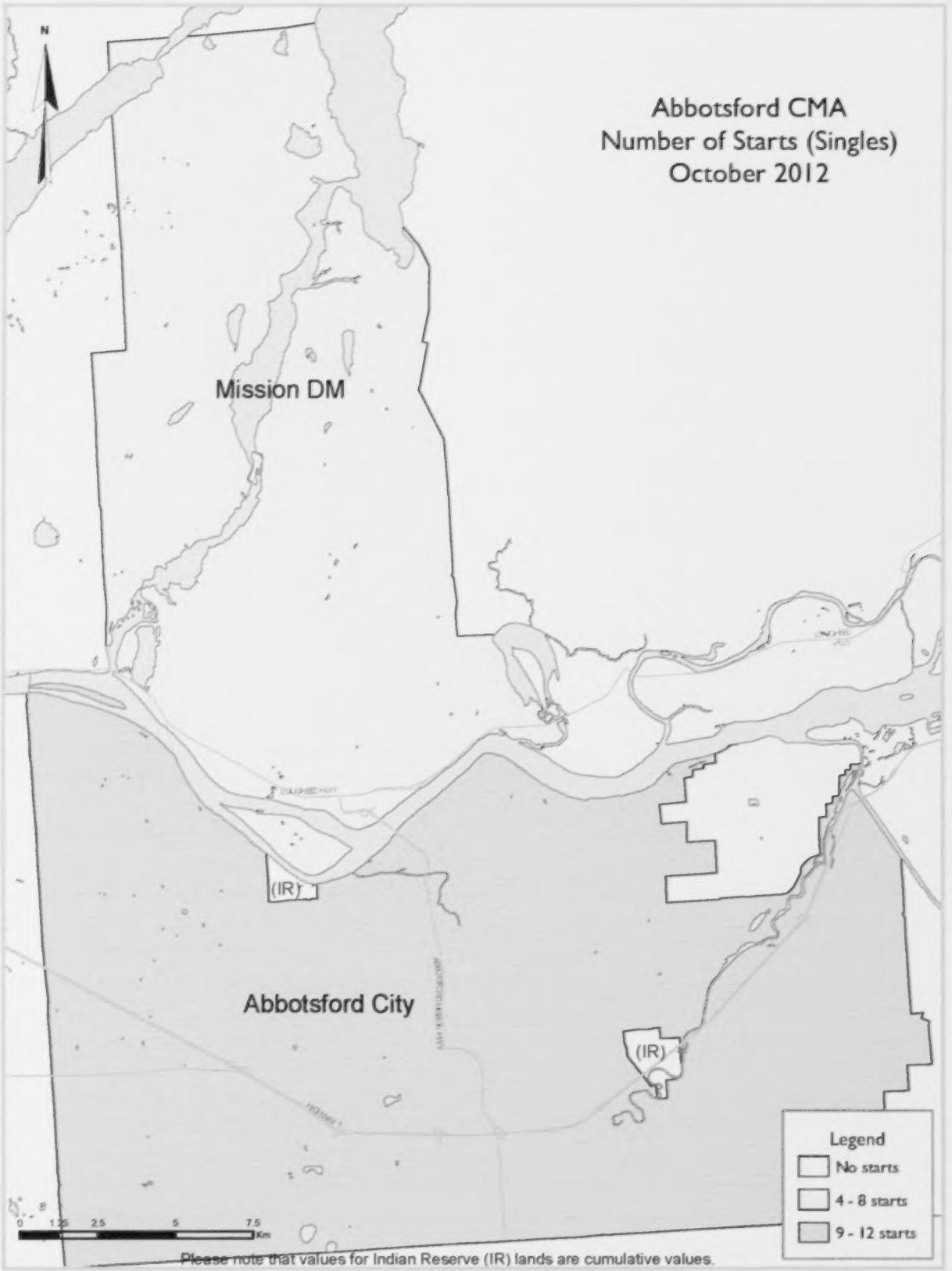

Vancouver CMA
Number of Starts (Multiples)
January - October 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
4 - 1397 starts
1398 - 2790 starts
2791 - 4184 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

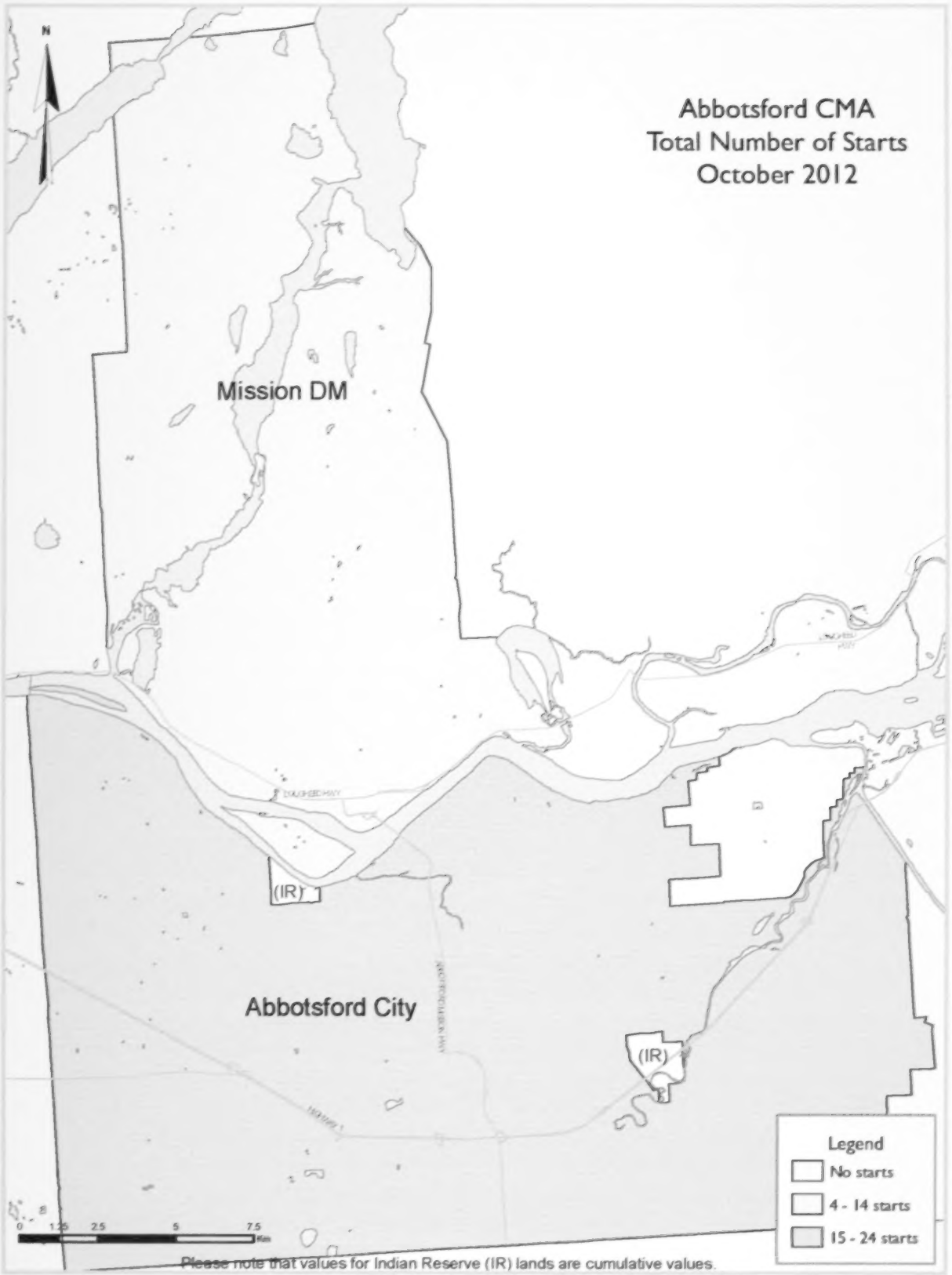
Vancouver CMA
Number of Starts (Singles)
January - October 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 264 starts
265 - 527 starts
528 - 791 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

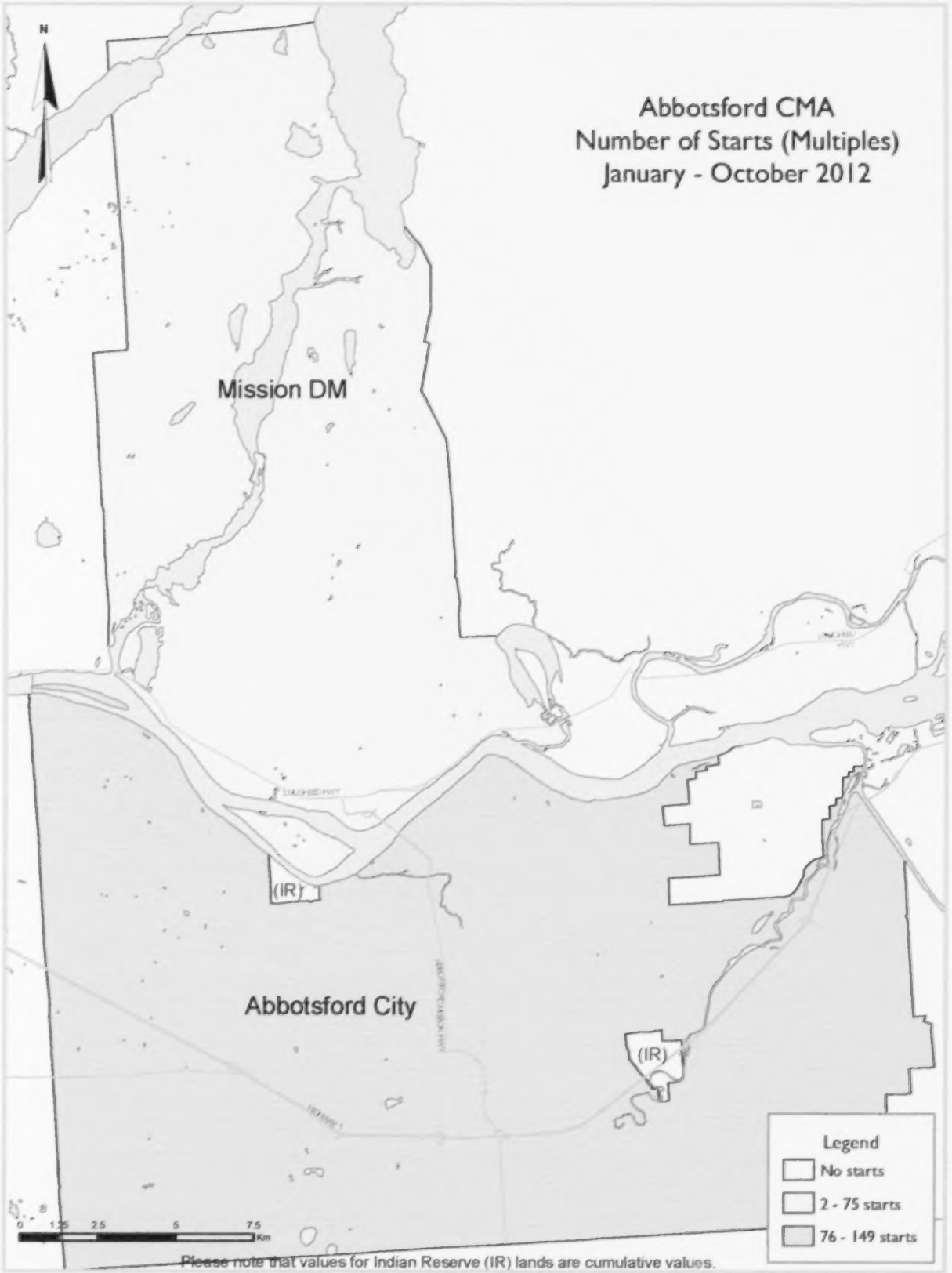

Vancouver CMA
Total Number of Starts
January - October 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 1659 starts
1660 - 3317 starts
3318 - 4975 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

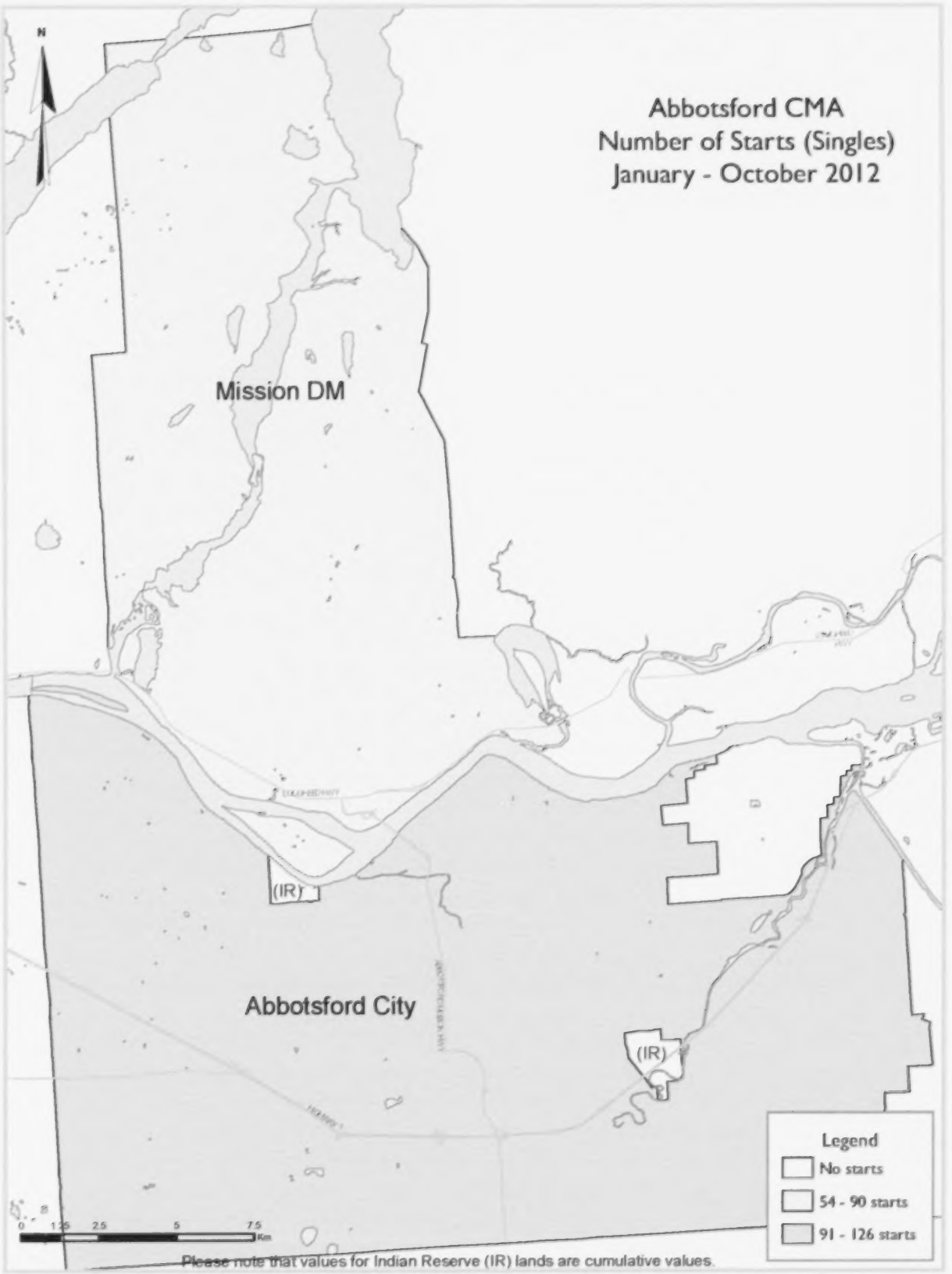


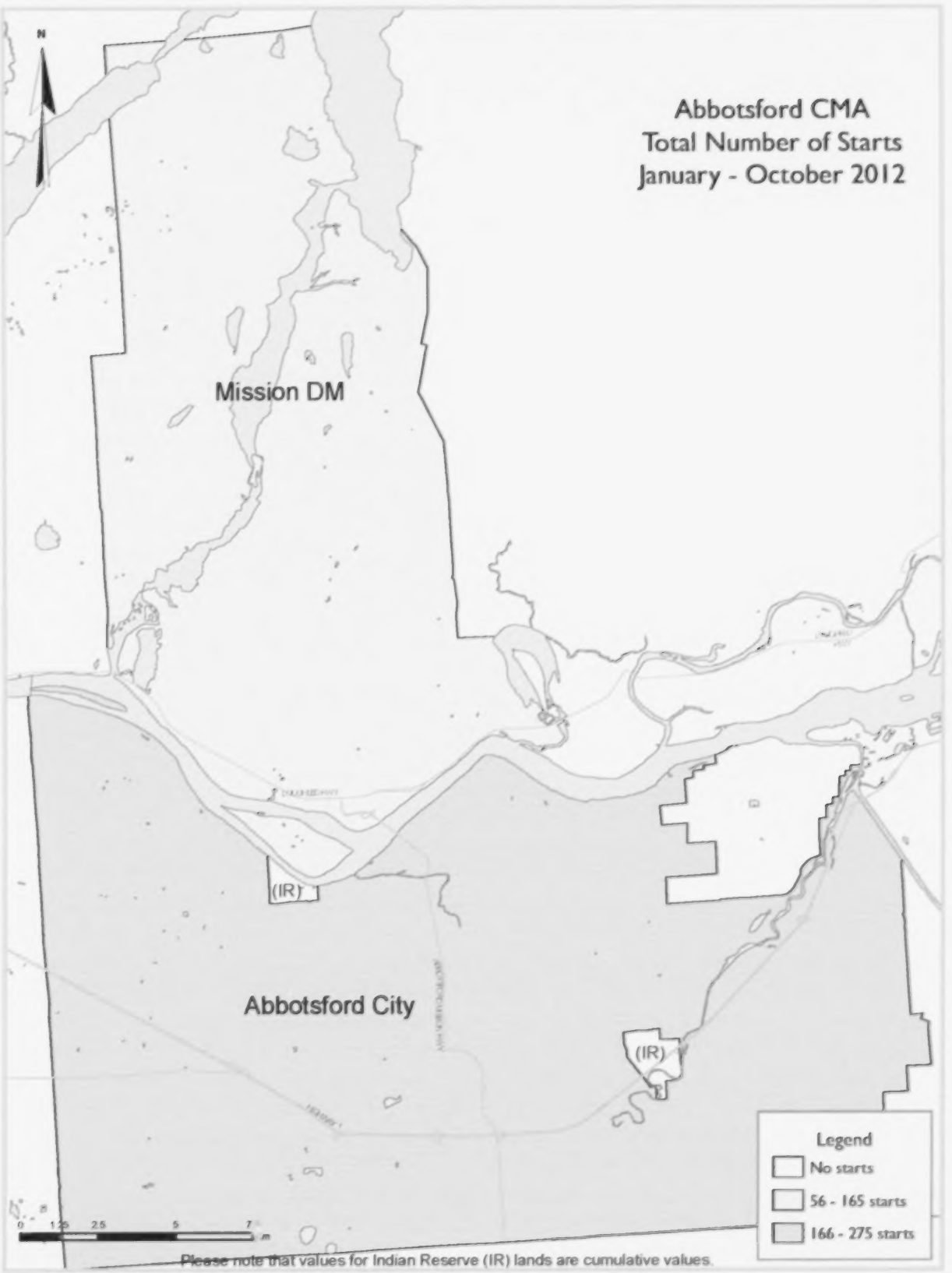
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
October 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
4 - 8 starts
9 - 12 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
October 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
4 - 14 starts
15 - 24 starts
0
1.25
2.5
5
7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - October 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
2 - 75 starts
76 - 149 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - October 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
54 - 90 starts
91 - 126 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2012	257	16	246	3	242	935	33	40	1,772
October 2011	314	12	234	4	297	721	30	110	1,722
% Change	-18.2	33.3	5.1	-25.0	-18.5	29.7	10.0	-63.6	2.9
Year-to-date 2012	2,538	256	2,035	29	2,108	8,717	343	574	16,600
Year-to-date 2011	2,814	230	1,805	28	2,655	5,763	250	1,437	14,982
% Change	-9.8	11.3	12.7	3.6	-20.6	51.3	37.2	-60.1	10.8
UNDER CONSTRUCTION									
October 2012	3,093	312	2,255	38	2,000	13,952	352	1,152	23,154
October 2011	3,007	238	1,870	27	2,452	10,772	258	1,706	20,330
% Change	2.9	31.1	20.6	40.7	-18.4	29.5	36.4	-32.5	13.9
COMPLETIONS									
October 2012	271	8	214	3	311	885	15	3	1,710
October 2011	231	20	127	1	411	135	18	6	949
% Change	17.3	-60.0	68.5	200.0	-24.3	**	-16.7	-50.0	80.2
Year-to-date 2012	2,568	202	1,874	25	2,633	5,584	295	1,102	14,283
Year-to-date 2011	2,923	184	1,005	38	2,068	3,301	167	669	10,355
% Change	-12.1	9.8	86.5	-34.2	27.3	69.2	76.6	64.7	37.9
COMPLETED & NOT ABSORBED									
October 2012	948	98	490	10	667	1,519	35	3	3,770
October 2011	716	95	249	1	498	1,345	19	148	3,071
% Change	32.4	3.2	96.8	**	33.9	12.9	84.2	-98.0	22.8
ABSORBED									
October 2012	218	9	202	1	263	813	18	3	1,527
October 2011	213	22	71	0	337	249	10	9	911
% Change	2.3	-59.1	184.5	n/a	-22.0	**	80.0	-66.7	67.6
Year-to-date 2012	2,336	192	1,657	15	2,528	5,571	287	454	13,040
Year-to-date 2011	2,956	183	894	43	1,979	3,999	149	363	10,566
% Change	-21.0	4.9	85.3	-65.1	27.7	39.3	92.6	25.1	23.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
October 2012	21	0	0	0	45	0	0	0	66
October 2011	24	6	0	0	4	273	0	0	307
Delta									
October 2012	16	0	0	3	0	88	0	0	107
October 2011	10	0	6	0	9	30	1	0	56
Langley									
October 2012	8	0	36	0	28	63	0	0	135
October 2011	14	0	22	4	33	213	1	0	287
Maple Ridge / Pitt Meadows									
October 2012	13	0	0	0	0	0	0	0	13
October 2011	25	0	0	0	27	0	0	0	52
New Westminster									
October 2012	4	0	0	0	0	185	0	0	189
October 2011	4	0	0	0	4	0	0	0	8
North Vancouver									
October 2012	9	0	14	0	0	81	0	0	104
October 2011	6	0	8	0	0	0	0	0	14
Richmond									
October 2012	20	0	12	0	34	100	0	0	166
October 2011	44	0	10	0	22	72	2	0	150
Surrey									
October 2012	67	0	52	0	88	141	6	0	354
October 2011	76	0	46	0	124	133	10	0	389
Tri-Cities									
October 2012	21	2	52	0	38	132	2	0	247
October 2011	49	0	84	0	50	0	0	0	183
University Endowment Lands									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	1	0	0	0	0	0	0	0	1
Vancouver City									
October 2012	60	14	68	0	9	122	25	40	338
October 2011	46	6	54	0	19	0	16	110	251
West Vancouver									
October 2012	15	0	0	0	0	0	0	0	15
October 2011	12	0	0	0	5	0	0	0	17
White Rock									
October 2012	3	0	12	0	0	23	0	0	38
October 2011	3	0	4	0	0	0	0	0	7
Indian Reserves									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2012	257	16	246	3	242	935	33	40	1,772
October 2011	314	12	234	4	297	721	30	110	1,722

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
October 2012	357	114	0	0	63	1,765	0	6	2,305
October 2011	298	94	0	0	188	1,853	0	64	2,497
Delta									
October 2012	76	32	36	3	23	195	3	0	368
October 2011	71	12	40	0	93	103	2	0	321
Langley									
October 2012	136	4	164	28	153	549	1	0	1,035
October 2011	172	2	226	16	267	422	1	62	1,168
Maple Ridge / Pitt Meadows									
October 2012	139	2	0	0	76	285	2	71	575
October 2011	170	0	0	0	196	35	3	117	521
New Westminster									
October 2012	47	6	0	0	10	763	0	25	851
October 2011	44	0	0	0	43	212	1	24	324
North Vancouver									
October 2012	73	16	140	1	53	546	4	11	844
October 2011	69	12	126	6	73	490	3	222	1,001
Richmond									
October 2012	360	4	292	4	153	1,945	20	171	2,949
October 2011	355	8	300	3	256	1,327	3	227	2,479
Surrey									
October 2012	631	6	404	0	996	1,116	36	6	3,195
October 2011	741	10	278	0	780	1,645	46	42	3,542
Tri-Cities									
October 2012	132	14	349	0	261	1,629	6	1	2,392
October 2011	183	10	258	0	236	1,191	0	30	1,908
University Endowment Lands									
October 2012	11	0	0	0	16	185	0	0	212
October 2011	6	0	0	0	7	190	0	107	310
Vancouver City									
October 2012	848	114	802	2	174	4,660	280	731	7,611
October 2011	639	82	588	2	308	3,192	199	811	5,821
West Vancouver									
October 2012	203	0	0	0	12	30	0	130	375
October 2011	180	8	0	0	5	0	0	0	193
White Rock									
October 2012	29	0	62	0	10	181	0	0	282
October 2011	18	0	50	0	0	9	0	0	77
Indian Reserves									
October 2012	0	0	0	0	0	103	0	0	103
October 2011	0	0	0	0	0	103	0	0	103
Vancouver CMA									
October 2012	3,093	312	2,255	38	2,000	13,952	352	1,152	23,154
October 2011	3,007	238	1,870	27	2,452	10,772	258	1,706	20,330

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
October 2012	8	0	0	0	7	27	0	0	42
October 2011	8	6	0	0	0	0	0	0	14
Delta									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	6	0	2	0	0	0	0	0	8
Langley									
October 2012	20	0	34	1	44	0	2	0	101
October 2011	30	0	63	0	22	0	0	0	115
Maple Ridge / Pitt Meadows									
October 2012	11	0	0	0	4	0	1	0	16
October 2011	18	0	0	0	0	0	0	0	18
New Westminster									
October 2012	3	0	0	0	0	0	0	0	3
October 2011	2	0	0	0	3	0	0	0	5
North Vancouver									
October 2012	7	2	20	2	11	96	0	0	138
October 2011	3	0	0	0	0	0	0	0	3
Richmond									
October 2012	68	0	14	0	35	142	0	0	259
October 2011	0	0	0	0	126	0	0	0	126
Surrey									
October 2012	71	0	68	0	133	0	3	0	275
October 2011	118	0	8	1	174	0	6	2	309
Tri-Cities									
October 2012	8	0	2	0	44	283	0	3	340
October 2011	6	10	30	0	83	30	0	0	159
University Endowment Lands									
October 2012	0	0	0	0	0	82	0	0	82
October 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
October 2012	54	6	68	0	33	255	9	0	425
October 2011	28	4	18	0	3	105	12	4	174
West Vancouver									
October 2012	16	0	0	0	0	0	0	0	16
October 2011	12	0	0	0	0	0	0	0	12
White Rock									
October 2012	5	0	8	0	0	0	0	0	13
October 2011	0	0	6	0	0	0	0	0	6
Indian Reserves									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2012	271	8	214	3	311	885	15	3	1,710
October 2011	231	20	127	1	411	135	18	6	949

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
October 2012	127	38	0	0	37	178	0	0	380
October 2011	88	41	0	0	26	77	0	0	232
Delta									
October 2012	6	6	4	0	14	4	1	0	35
October 2011	5	2	0	0	6	30	0	0	43
Langley									
October 2012	43	0	90	6	39	116	0	0	294
October 2011	29	0	114	0	63	133	0	0	339
Maple Ridge / Pitt Meadows									
October 2012	103	0	0	0	38	7	0	0	148
October 2011	76	0	0	0	7	33	0	0	116
New Westminster									
October 2012	26	2	0	0	24	48	0	0	100
October 2011	15	2	0	0	0	95	0	0	112
North Vancouver									
October 2012	22	2	44	4	54	157	0	0	283
October 2011	8	2	10	0	21	133	0	0	174
Richmond									
October 2012	131	4	50	0	52	48	3	0	288
October 2011	41	6	20	0	57	10	2	0	136
Surrey									
October 2012	216	0	92	0	251	400	18	1	978
October 2011	243	0	6	1	205	339	9	26	829
Tri-Cities									
October 2012	27	10	66	0	53	183	0	0	339
October 2011	20	9	49	0	30	36	0	18	162
University Endowment Lands									
October 2012	0	0	0	0	1	3	0	0	4
October 2011	0	0	0	0	0	28	0	98	126
Vancouver City									
October 2012	215	34	138	0	93	374	13	2	869
October 2011	171	33	44	0	81	415	8	4	756
West Vancouver									
October 2012	22	2	0	0	4	1	0	0	29
October 2011	10	0	0	0	0	3	0	0	13
White Rock									
October 2012	2	0	6	0	7	0	0	0	15
October 2011	1	0	6	0	0	13	0	0	20
Indian Reserves									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	2	0	0	0	2
Vancouver CMA									
October 2012	948	98	490	10	667	1,519	35	3	3,770
October 2011	716	95	249	1	498	1,345	19	148	3,071

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
October 2012	17	4	0	0	2	43	0	0	66
October 2011	14	3	0	0	3	2	0	0	22
Delta									
October 2012	0	2	0	0	0	0	0	0	2
October 2011	8	0	2	0	0	13	0	0	23
Langley									
October 2012	18	0	44	1	47	4	2	0	116
October 2011	28	0	23	0	22	6	0	0	79
Maple Ridge / Pitt Meadows									
October 2012	16	0	0	0	5	8	1	0	30
October 2011	17	2	0	0	3	13	0	0	35
New Westminster									
October 2012	4	0	0	0	1	5	0	0	10
October 2011	6	0	0	0	3	3	0	0	12
North Vancouver									
October 2012	5	0	14	0	0	97	0	0	116
October 2011	6	0	0	0	0	13	0	0	19
Richmond									
October 2012	19	0	10	0	25	114	0	0	168
October 2011	0	0	0	0	106	0	0	0	106
Surrey									
October 2012	68	0	62	0	114	28	6	0	278
October 2011	98	0	4	0	127	36	0	5	270
Tri-Cities									
October 2012	11	0	6	0	37	230	0	3	287
October 2011	7	11	24	0	70	46	0	4	162
University Endowment Lands									
October 2012	1	0	0	0	0	82	0	0	83
October 2011	0	0	0	0	0	3	0	0	3
Vancouver City									
October 2012	41	3	60	0	32	202	9	0	347
October 2011	20	6	16	0	1	114	10	0	167
West Vancouver									
October 2012	14	0	0	0	0	0	0	0	14
October 2011	9	0	0	0	0	0	0	0	9
White Rock									
October 2012	4	0	6	0	0	0	0	0	10
October 2011	0	0	2	0	2	0	0	0	4
Indian Reserves									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2012	218	9	202	1	263	813	18	3	1,527
October 2011	213	22	71	0	337	249	10	9	911

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - North	6	7	0	0	0	0	0	0	6	7	-14.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	2	0	2	0	0	0	28	3	32	-90.6
Burnaby - Central Park	1	3	0	0	0	0	0	245	1	248	-99.6
Burnaby - Remainder	10	11	0	8	45	0	0	0	55	19	189.5
Burnaby Total	21	24	0	10	45	0	0	273	66	307	-78.5
Coquitlam	23	48	10	0	30	54	118	78	181	180	0.6
Delta - Tsawwassen	11	3	0	0	0	0	88	0	99	3	**
Delta - Ladner	8	8	0	0	0	0	0	36	8	44	-81.8
Delta - North	0	0	0	2	0	7	0	0	0	9	-100.0
Delta	19	11	0	2	0	7	88	36	107	56	91.1
Langley City	0	0	0	0	0	0	63	0	63	0	n/a
Langley District	8	19	0	0	28	33	36	235	72	287	-74.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	11	25	0	2	0	25	0	0	11	52	-78.8
New Westminster	4	4	0	0	0	4	185	0	189	8	**
North Vancouver City	1	0	0	0	0	0	8	2	9	2	**
North Vancouver DM	8	6	0	0	0	0	87	6	95	12	**
Pitt Meadows	2	0	0	0	0	0	0	0	2	0	n/a
Port Coquitlam	0	0	0	0	0	0	66	2	66	2	**
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	20	46	2	4	32	18	112	82	166	150	10.7
Surrey - South	17	13	0	12	28	44	78	4	123	73	68.5
Surrey - Cloverdale	11	18	4	6	18	11	81	4	114	39	192.3
Surrey - North	39	39	2	0	27	46	26	161	94	246	-61.8
Surrey - Guildford	0	2	0	0	0	0	0	2	0	4	-100.0
Surrey - Whalley	6	8	2	0	7	5	8	2	23	15	53.3
Surrey Total	73	86	8	18	80	106	193	179	354	389	-9.0
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	110	0	110	-100.0
Vancouver - Kitsilano	1	1	0	2	0	8	2	0	3	11	-72.7
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - Kerrisdale	9	3	0	0	0	0	0	2	9	5	80.0
Vancouver - Marpole	10	8	0	2	0	0	92	0	102	10	**
Vancouver - Eastside	32	21	6	0	9	11	120	42	167	74	125.7
Vancouver - Mt. Pleasant	0	0	8	2	0	0	0	0	8	2	**
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	31	29	0	0	0	0	16	10	47	39	20.5
Vancouver Total	85	62	14	6	9	19	230	164	338	251	34.7
West Vancouver	15	12	0	0	0	5	0	0	15	17	-11.8
White Rock	3	3	0	0	0	0	35	4	38	7	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	293	348	34	42	224	271	1,221	1,061	1,772	1,722	2.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	6	7	0	0	0	0	0	0	6	7	-14.3
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	10	16	0	0	0	0	4	6	14	22	-36.4
Burnaby - Mountain	2	13	0	2	0	0	104	155	106	170	-37.6
Burnaby - North	84	76	8	10	0	7	18	13	110	106	3.8
Burnaby - Lougheed Mall	2	1	0	0	0	0	6	0	8	1	**
Burnaby - South & East	33	35	10	32	0	18	15	72	58	157	-63.1
Burnaby - Central Park	16	23	8	10	0	4	544	286	568	323	75.9
Burnaby - Remainder	119	108	44	48	45	121	122	503	330	780	-57.7
Burnaby Total	256	256	70	102	45	150	809	1,029	1,180	1,537	-23.2
Coquitlam	162	200	32	18	215	323	1,269	755	1,678	1,296	29.5
Delta - Tsawwassen	34	15	4	2	0	0	90	0	128	17	**
Delta - Ladner	25	27	8	2	0	0	8	40	41	69	-40.6
Delta - North	12	52	44	38	18	72	32	111	106	273	-61.2
Delta	73	94	58	42	18	72	134	151	283	359	-21.2
Langley City	3	4	0	0	0	0	63	169	66	173	-61.8
Langley District	167	198	4	2	226	307	548	541	945	1,048	-9.8
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	154	205	0	14	23	140	182	81	359	440	-18.4
New Westminster	47	51	8	2	0	27	734	209	789	289	173.0
North Vancouver City	18	20	18	24	11	18	407	363	454	425	6.8
North Vancouver DM	49	36	0	0	8	40	169	325	226	401	-43.6
Pitt Meadows	11	4	2	0	12	0	68	71	93	75	24.0
Port Coquitlam	7	9	0	0	69	0	219	32	295	41	**
Port Moody	6	10	0	0	13	5	291	0	310	15	**
Richmond	254	278	24	72	141	277	977	1,664	1,396	2,291	-39.1
Surrey - South	257	238	26	50	257	262	214	84	754	634	18.9
Surrey - Cloverdale	121	191	32	32	306	196	133	85	592	504	17.5
Surrey - North	308	430	6	2	500	340	421	546	1,235	1,318	-6.3
Surrey - Guildford	2	4	0	0	75	22	4	2	81	28	189.3
Surrey - Whalley	62	79	2	2	30	53	126	289	220	423	-48.0
Surrey Total	750	948	66	86	1,168	873	898	1,012	2,882	2,919	-1.3
University Endowment Lands	7	3	0	0	0	0	95	261	102	264	-61.4
Vancouver - West End	0	0	0	0	0	0	569	0	569	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	673	668	673	668	0.7
Vancouver - Kitsilano	6	7	6	10	0	19	121	483	133	519	-74.4
Vancouver - False Creek	1	2	0	2	0	6	1,114	147	1,115	157	**
Vancouver - Granville/Oak	6	8	2	0	4	8	26	11	38	27	40.7
Vancouver - Kerrisdale	45	30	0	0	0	4	12	18	57	52	9.6
Vancouver - Marpole	43	47	2	4	0	0	215	19	260	70	**
Vancouver - Eastside	365	281	46	36	47	66	1,143	468	1,601	851	88.1
Vancouver - Mt. Pleasant	2	4	38	24	0	35	0	247	40	310	-87.1
Vancouver - Strath/Grand	7	2	6	4	19	0	10	4	42	10	**
Vancouver - Westside	316	259	0	4	0	73	131	101	447	437	2.3
Vancouver Total	791	640	100	84	70	211	4,014	2,178	4,975	3,113	59.8
West Vancouver	109	98	12	2	0	5	160	0	281	105	167.6
White Rock	29	14	0	0	10	0	226	44	265	58	**
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	2,910	3,092	394	448	2,029	2,448	11,267	8,994	16,600	14,982	10.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	28	0	0
Burnaby - Central Park	0	0	0	0	0	245	0	0
Burnaby - Remainder	45	0	0	0	0	0	0	0
Burnaby Total	45	0	0	0	0	273	0	0
Coquitlam	30	54	0	0	118	78	0	0
Delta - Tsawwassen	0	0	0	0	88	0	0	0
Delta - Ladner	0	0	0	0	0	36	0	0
Delta - North	0	7	0	0	0	0	0	0
Delta	0	7	0	0	88	36	0	0
Langley City	0	0	0	0	63	0	0	0
Langley District	28	33	0	0	36	235	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	25	0	0	0	0	0	0
New Westminster	0	4	0	0	185	0	0	0
North Vancouver City	0	0	0	0	8	2	0	0
North Vancouver DM	0	0	0	0	87	6	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	66	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	32	18	0	0	112	82	0	0
Surrey - South	28	44	0	0	78	4	0	0
Surrey - Cloverdale	18	11	0	0	81	4	0	0
Surrey - North	27	46	0	0	26	161	0	0
Surrey - Guildford	0	0	0	0	0	2	0	0
Surrey - Whalley	7	5	0	0	8	2	0	0
Surrey Total	80	106	0	0	193	179	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	110
Vancouver - Kitsilano	0	8	0	0	2	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	0	0
Vancouver - Marpole	0	0	0	0	92	0	0	0
Vancouver - Eastside	9	11	0	0	80	42	40	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	16	10	0	0
Vancouver Total	9	19	0	0	190	54	40	110
West Vancouver	0	5	0	0	0	0	0	0
White Rock	0	0	0	0	35	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	224	271	0	0	1,181	951	40	110

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	6	0	0
Burnaby - Mountain	0	0	0	0	104	155	0	0
Burnaby - North	0	7	0	0	18	13	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	18	0	0	15	72	0	0
Burnaby - Central Park	0	4	0	0	544	286	0	0
Burnaby - Remainder	45	121	0	0	122	439	0	64
Burnaby Total	45	150	0	0	803	965	6	64
Coquitlam	215	323	0	0	1,262	723	7	32
Delta - Tsawwassen	0	0	0	0	90	0	0	0
Delta - Ladner	0	0	0	0	8	40	0	0
Delta - North	18	72	0	0	32	111	0	0
Delta	18	72	0	0	134	151	0	0
Langley City	0	0	0	0	63	169	0	0
Langley District	226	307	0	0	548	541	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	140	0	0	182	35	0	46
New Westminster	0	27	0	0	709	185	25	24
North Vancouver City	11	18	0	0	396	287	11	76
North Vancouver DM	8	40	0	0	169	179	0	146
Pitt Meadows	12	0	0	0	68	0	0	71
Port Coquitlam	69	0	0	0	219	32	0	0
Port Moody	13	5	0	0	291	0	0	0
Richmond	141	277	0	0	977	1,440	0	224
Surrey - South	257	262	0	0	214	84	0	0
Surrey - Cloverdale	306	196	0	0	133	85	0	0
Surrey - North	500	340	0	0	421	510	0	36
Surrey - Guildford	75	22	0	0	4	2	0	0
Surrey - Whalley	30	53	0	0	126	289	0	0
Surrey Total	1,168	873	0	0	898	976	0	36
University Endowment Lands	0	0	0	0	95	82	0	179
Vancouver - West End	0	0	0	0	428	0	141	0
Vancouver - Downtown	0	0	0	0	673	410	0	258
Vancouver - Kitsilano	0	19	0	0	121	391	0	92
Vancouver - False Creek	0	6	0	0	1,114	0	0	147
Vancouver - Granville/Oak	4	8	0	0	26	11	0	0
Vancouver - Kerrisdale	0	4	0	0	12	18	0	0
Vancouver - Marpole	0	0	0	0	214	18	1	1
Vancouver - Eastside	47	66	0	0	893	428	250	40
Vancouver - Mt. Pleasant	0	35	0	0	0	247	0	0
Vancouver - Strath/Grand	19	0	0	0	10	4	0	0
Vancouver - Westside	0	73	0	0	128	100	3	1
Vancouver Total	70	211	0	0	3,619	1,639	395	539
West Vancouver	0	5	0	0	30	0	130	0
White Rock	10	0	0	0	226	44	0	0
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	2,029	2,448	0	0	10,693	7,557	574	1,437

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	1	1	0	0	0	0	1	1
Burnaby - North	6	7	0	0	0	0	6	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	4	0	28	0	0	3	32
Burnaby - Central Park	1	3	0	245	0	0	1	248
Burnaby - Remainder	10	15	45	4	0	0	55	19
Burnaby Total	21	30	45	277	0	0	66	307
Coquitlam	69	130	110	50	2	0	181	180
Delta - Tsawwassen	11	3	88	0	0	0	99	3
Delta - Ladner	5	13	3	30	0	1	8	44
Delta - North	0	0	0	9	0	0	0	9
Delta	16	16	91	39	0	1	107	56
Langley City	0	0	63	0	0	0	63	0
Langley District	44	36	28	250	0	1	72	287
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	25	0	27	0	0	11	52
New Westminster	4	4	185	4	0	0	189	8
North Vancouver City	9	2	0	0	0	0	9	2
North Vancouver DM	14	12	81	0	0	0	95	12
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	6	2	60	0	0	0	66	2
Port Moody	0	1	0	0	0	0	0	1
Richmond	32	54	134	94	0	2	166	150
Surrey - South	23	17	100	56	0	0	123	73
Surrey - Cloverdale	19	15	91	17	4	7	114	39
Surrey - North	63	64	29	179	2	3	94	246
Surrey - Guildford	0	4	0	0	0	0	0	4
Surrey - Whalley	14	10	9	5	0	0	23	15
Surrey Total	119	122	229	257	6	10	354	389
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	110	0	110
Vancouver - Kitsilano	3	3	0	8	0	0	3	11
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	0	1	0	2	0
Vancouver - Kerrisdale	7	5	0	0	2	0	9	5
Vancouver - Marpole	8	8	92	0	2	2	102	10
Vancouver - Eastside	75	58	39	11	53	5	167	74
Vancouver - Mt. Pleasant	8	2	0	0	0	0	8	2
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	40	30	0	0	7	9	47	39
Vancouver Total	142	106	131	19	65	126	338	251
West Vancouver	15	12	0	5	0	0	15	17
White Rock	15	7	23	0	0	0	38	7
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	519	560	1,180	1,022	73	140	1,772	1,722

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	6	7	0	0	0	0	6	7
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	14	22	0	0	0	0	14	22
Burnaby - Mountain	2	15	104	155	0	0	106	170
Burnaby - North	90	86	20	20	0	0	110	106
Burnaby - Lougheed Mall	2	1	0	0	6	0	8	1
Burnaby - South & East	43	63	15	94	0	0	58	157
Burnaby - Central Park	24	33	544	290	0	0	568	323
Burnaby - Remainder	163	152	167	564	0	64	330	780
Burnaby Total	324	350	850	1,123	6	64	1,180	1,537
Coquitlam	457	460	1,208	804	13	32	1,678	1,296
Delta - Tsawwassen	38	17	90	0	0	0	128	17
Delta - Ladner	31	37	7	30	3	2	41	69
Delta - North	72	100	34	173	0	0	106	273
Delta	149	154	131	203	3	2	283	359
Langley City	3	4	63	169	0	0	66	173
Langley District	350	500	581	535	14	13	945	1,048
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	152	203	205	187	2	50	359	440
New Westminster	55	50	709	214	25	25	789	289
North Vancouver City	78	86	359	259	17	80	454	425
North Vancouver DM	121	86	105	169	0	146	226	401
Pitt Meadows	13	4	80	0	0	71	93	75
Port Coquitlam	37	31	258	10	0	0	295	41
Port Moody	6	10	304	5	0	0	310	15
Richmond	452	491	936	1,570	8	230	1,396	2,291
Surrey - South	365	282	389	352	0	0	754	634
Surrey - Cloverdale	151	187	407	272	34	45	592	504
Surrey - North	532	588	685	678	18	52	1,235	1,318
Surrey - Guildford	6	6	75	22	0	0	81	28
Surrey - Whalley	129	115	90	308	1	0	220	423
Surrey Total	1,183	1,190	1,646	1,632	53	97	2,882	2,919
University Endowment Lands	7	3	95	82	0	179	102	264
Vancouver - West End	0	0	428	0	141	0	569	0
Vancouver - Downtown	0	0	673	410	0	258	673	668
Vancouver - Kitsilano	20	19	113	408	0	92	133	519
Vancouver - False Creek	13	2	1,102	8	0	147	1,115	157
Vancouver - Granville/Oak	12	10	24	17	2	0	38	27
Vancouver - Kerrisdale	52	44	0	4	5	4	57	52
Vancouver - Marpole	56	59	196	0	8	11	260	70
Vancouver - Eastside	687	550	502	167	412	134	1,601	851
Vancouver - Mt. Pleasant	40	28	0	282	0	0	40	310
Vancouver - Strath/Grand	10	6	29	4	3	0	42	10
Vancouver - Westside	339	309	33	76	75	52	447	437
Vancouver Total	1,229	1,039	3,100	1,376	646	698	4,975	3,113
West Vancouver	109	100	42	5	130	0	281	105
White Rock	83	58	182	0	0	0	265	58
Indian Reserves	0	0	0	103	0	0	0	103
Vancouver CMA	4,829	4,849	10,854	8,446	917	1,687	16,600	14,982

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	0	0	0	7	0	0	0	10	0	n/a
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	2	0	2	0	0	0	0	2	4	-50.0
Burnaby - Central Park	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Remainder	3	4	0	4	0	0	27	0	30	8	**
Burnaby Total	8	8	0	6	7	0	27	0	42	14	200.0
Coquitlam	7	5	0	10	21	70	288	60	316	145	117.9
Delta - Tsawwassen	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - Ladner	0	4	0	0	0	0	0	2	0	6	-100.0
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	0	6	0	0	0	0	0	2	0	8	-100.0
Langley City	2	0	0	0	0	0	0	0	2	0	n/a
Langley District	21	30	0	0	50	25	28	60	99	115	-13.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	12	18	0	0	4	0	0	0	16	18	-11.1
New Westminster	3	2	0	0	0	3	0	0	3	5	-40.0
North Vancouver City	4	0	8	0	5	0	106	0	123	0	n/a
North Vancouver DM	5	3	0	0	0	0	10	0	15	3	**
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	0	0	0	23	0	0	0	23	0	n/a
Port Moody	1	1	0	0	0	13	0	0	1	14	-92.9
Richmond	68	0	6	4	29	122	156	0	259	126	105.6
Surrey - South	20	25	0	14	44	59	6	2	70	100	-30.0
Surrey - Cloverdale	12	24	8	10	25	35	4	2	49	71	-31.0
Surrey - North	37	59	0	0	43	36	46	6	126	101	24.8
Surrey - Guildford	0	0	0	0	13	8	2	0	15	8	87.5
Surrey - Whalley	5	17	0	0	0	12	10	0	15	29	-48.3
Surrey Total	74	125	8	24	125	150	68	10	275	309	-11.0
University Endowment Lands	0	0	0	0	0	0	82	0	82	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - False Creek	0	0	0	0	24	0	255	105	279	105	165.7
Vancouver - Granville/Oak	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - Kerrisdale	3	6	0	0	0	0	2	0	5	6	-16.7
Vancouver - Marpole	3	1	0	0	0	0	2	0	5	1	**
Vancouver - Eastside	35	22	4	2	9	3	58	20	106	47	125.5
Vancouver - Mt. Pleasant	0	0	2	2	0	0	0	0	2	2	0.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	19	11	0	0	0	0	6	2	25	13	92.3
Vancouver Total	63	40	6	4	33	3	323	127	425	174	144.3
West Vancouver	16	12	0	0	0	0	0	0	16	12	33.3
White Rock	5	0	0	0	0	0	8	6	13	6	116.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	289	250	28	48	297	386	1,096	265	1,710	949	80.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	13	15	0	0	0	0	0	0	13	15	-13.3
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	13	18	0	0	0	0	0	6	13	24	-45.8
Burnaby - Mountain	13	0	2	0	0	0	80	0	95	0	n/a
Burnaby - North	71	41	6	2	7	15	79	0	163	58	181.0
Burnaby - Lougheed Mall	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - South & East	31	17	12	4	12	12	37	0	92	33	178.8
Burnaby - Central Park	24	30	4	8	0	0	139	26	167	64	160.9
Burnaby - Remainder	88	85	30	36	147	47	642	394	907	562	61.4
Burnaby Total	230	173	54	50	166	74	977	420	1,427	717	99.0
Coquitlam	248	121	14	44	270	234	962	322	1,494	721	107.2
Delta - Tsawwassen	8	8	2	0	0	0	0	87	10	95	-89.5
Delta - Ladner	20	27	2	0	0	0	8	28	30	55	-45.5
Delta - North	21	75	34	8	63	81	24	10	142	174	-18.4
Delta	51	110	40	8	63	81	36	125	190	324	-41.4
Langley City	4	6	0	0	0	0	101	173	105	179	-41.3
Langley District	188	164	2	0	294	313	491	216	975	693	40.7
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	175	159	12	6	146	70	46	0	379	235	61.3
New Westminster	40	77	2	2	71	3	209	202	322	284	13.4
North Vancouver City	19	15	26	4	11	20	428	159	484	198	144.4
North Vancouver DM	53	53	2	0	38	4	288	147	381	204	86.8
Pitt Meadows	4	9	0	0	0	0	0	0	4	9	-55.6
Port Coquitlam	6	9	0	4	32	35	357	38	395	86	**
Port Moody	9	11	0	0	0	26	0	0	9	37	-75.7
Richmond	285	222	60	26	138	220	884	477	1,367	945	44.7
Surrey - South	237	298	40	54	218	352	148	6	643	710	-9.4
Surrey - Cloverdale	155	293	38	16	258	105	200	46	651	460	41.5
Surrey - North	365	542	0	26	384	268	316	240	1,065	1,076	-1.0
Surrey - Guildford	5	5	0	0	18	48	2	0	25	53	-52.8
Surrey - Whalley	58	123	2	2	73	34	208	6	341	165	106.7
Surrey Total	820	1,261	80	98	951	807	874	298	2,725	2,464	10.6
University Endowment Lands	1	2	0	0	0	0	189	194	190	196	-3.1
Vancouver - West End	0	0	0	0	0	0	81	256	81	256	-68.4
Vancouver - Downtown	1	0	0	0	0	0	949	1,078	950	1,078	-11.9
Vancouver - Kitsilano	8	6	10	8	24	14	168	3	210	31	**
Vancouver - False Creek	1	1	2	0	30	0	384	105	417	106	**
Vancouver - Granville/Oak	5	7	2	2	3	0	51	2	61	11	**
Vancouver - Kerrisdale	23	47	0	0	4	0	8	8	35	55	-36.4
Vancouver - Marpole	33	42	4	2	0	0	15	20	52	64	-18.8
Vancouver - Eastside	381	306	52	24	92	54	657	435	1,182	819	44.3
Vancouver - Mt. Pleasant	2	3	12	18	8	0	254	182	276	203	36.0
Vancouver - Strath/Grand	6	0	2	6	0	0	18	0	26	6	**
Vancouver - Westside	149	195	4	2	94	0	91	52	338	249	35.7
Vancouver Total	609	607	88	62	255	68	2,676	2,143	3,628	2,880	26.0
West Vancouver	97	81	8	8	8	0	0	0	113	89	27.0
White Rock	20	10	0	0	10	9	36	34	66	53	24.5
Indian Reserves	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver CMA	2,888	3,125	388	312	2,453	1,964	8,554	4,954	14,283	10,355	37.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	27	0	0	0
Burnaby Total	7	0	0	0	27	0	0	0
Coquitlam	21	70	0	0	285	60	3	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	2	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	2	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	50	25	0	0	28	60	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	4	0	0	0	0	0	0	0
New Westminster	0	3	0	0	0	0	0	0
North Vancouver City	5	0	0	0	106	0	0	0
North Vancouver DM	0	0	0	0	10	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	23	0	0	0	0	0	0	0
Port Moody	0	13	0	0	0	0	0	0
Richmond	29	122	0	0	156	0	0	0
Surrey - South	44	59	0	0	6	2	0	0
Surrey - Cloverdale	25	35	0	0	4	0	0	2
Surrey - North	43	36	0	0	46	6	0	0
Surrey - Guildford	13	8	0	0	2	0	0	0
Surrey - Whalley	0	12	0	0	10	0	0	0
Surrey Total	125	150	0	0	68	8	0	2
University Endowment Lands	0	0	0	0	82	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	24	0	0	0	255	105	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	9	3	0	0	58	16	0	4
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	6	2	0	0
Vancouver Total	33	3	0	0	323	123	0	4
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	8	6	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	297	386	0	0	1,093	259	3	6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	4	0	2
Burnaby - Mountain	0	0	0	0	80	0	0	0
Burnaby - North	7	15	0	0	79	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	12	0	0	37	0	0	0
Burnaby - Central Park	0	0	0	0	139	26	0	0
Burnaby - Remainder	147	47	0	0	578	394	64	0
Burnaby Total	166	74	0	0	913	420	64	0
Coquitlam	270	234	0	0	925	270	37	52
Delta - Tsawwassen	0	0	0	0	0	87	0	0
Delta - Ladner	0	0	0	0	8	26	0	2
Delta - North	63	81	0	0	24	10	0	0
Delta	63	81	0	0	36	123	0	2
Langley City	0	0	0	0	101	173	0	0
Langley District	294	313	0	0	491	216	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	146	70	0	0	0	0	46	0
New Westminster	71	3	0	0	185	73	24	129
North Vancouver City	11	20	0	0	352	159	76	0
North Vancouver DM	38	4	0	0	128	147	160	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	32	35	0	0	357	38	0	0
Port Moody	0	26	0	0	0	0	0	0
Richmond	138	220	0	0	657	474	227	3
Surrey - South	218	352	0	0	148	6	0	0
Surrey - Cloverdale	258	105	0	0	200	4	0	42
Surrey - North	384	268	0	0	280	223	36	17
Surrey - Guildford	18	48	0	0	2	0	0	0
Surrey - Whalley	73	34	0	0	208	6	0	0
Surrey Total	951	807	0	0	838	239	36	59
University Endowment Lands	0	0	0	0	82	122	107	72
Vancouver - West End	0	0	0	0	81	256	0	0
Vancouver - Downtown	0	0	0	0	801	769	148	309
Vancouver - Kitsilano	24	14	0	0	138	3	30	0
Vancouver - False Creek	30	0	0	0	255	105	129	0
Vancouver - Granville/Oak	3	0	0	0	51	2	0	0
Vancouver - Kerrisdale	4	0	0	0	8	8	0	0
Vancouver - Marpole	0	0	0	0	14	20	1	0
Vancouver - Eastside	92	51	0	3	641	394	16	41
Vancouver - Mt. Pleasant	8	0	0	0	254	182	0	0
Vancouver - Strath/Grand	0	0	0	0	18	0	0	0
Vancouver - Westside	94	0	0	0	90	52	1	0
Vancouver Total	255	65	0	3	2,351	1,793	325	350
West Vancouver	8	0	0	0	0	0	0	0
White Rock	10	9	0	0	36	34	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,453	1,961	0	3	7,452	4,285	1,102	669

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	0	7	0	0	0	10	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	4	0	0	0	0	2	4
Burnaby - Central Park	0	2	0	0	0	0	0	2
Burnaby - Remainder	3	8	27	0	0	0	30	8
Burnaby Total	8	14	34	0	0	0	42	14
Coquitlam	9	45	304	100	3	0	316	145
Delta - Tsawwassen	0	2	0	0	0	0	0	2
Delta - Ladner	0	6	0	0	0	0	0	6
Delta - North	0	0	0	0	0	0	0	0
Delta	0	8	0	0	0	0	0	8
Langley City	2	0	0	0	0	0	2	0
Langley District	52	93	45	22	2	0	99	115
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	18	4	0	1	0	16	18
New Westminster	3	2	0	3	0	0	3	5
North Vancouver City	14	0	109	0	0	0	123	0
North Vancouver DM	15	3	0	0	0	0	15	3
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	23	0	0	0	23	0
Port Moody	1	1	0	13	0	0	1	14
Richmond	82	0	177	126	0	0	259	126
Surrey - South	26	26	44	74	0	0	70	100
Surrey - Cloverdale	16	21	33	45	0	5	49	71
Surrey - North	80	62	43	36	3	3	126	101
Surrey - Guildford	2	0	13	8	0	0	15	8
Surrey - Whalley	15	17	0	12	0	0	15	29
Surrey Total	139	126	133	175	3	8	275	309
University Endowment Lands	0	0	82	0	0	0	82	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	1	0	0	0	0	0	1	0
Vancouver - False Creek	0	0	279	105	0	0	279	105
Vancouver - Granville/Oak	1	0	0	0	1	0	2	0
Vancouver - Kerrisdale	5	4	0	0	0	2	5	6
Vancouver - Marpole	4	1	0	0	1	0	5	1
Vancouver - Eastside	96	30	9	3	1	14	106	47
Vancouver - Mt. Pleasant	2	2	0	0	0	0	2	2
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	19	13	0	0	6	0	25	13
Vancouver Total	128	50	288	108	9	16	425	174
West Vancouver	16	12	0	0	0	0	16	12
White Rock	13	6	0	0	0	0	13	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	493	378	1,199	547	18	24	1,710	949

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	8	66.7	4	33.3	12	1,461,750	1,455,542
Year-to-date 2011	0	0.0	0	0.0	1	7.1	5	35.7	8	57.1	14	1,500,000	1,497,786
Belcarra													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	6	42.9	1	7.1	1	7.1	3	21.4	3	21.4	14	706,000	906,893
Year-to-date 2011	2	11.8	5	29.4	2	11.8	5	29.4	3	17.6	17	850,000	942,235
Burnaby													
October 2012	0	0.0	0	0.0	4	23.5	13	76.5	0	0.0	17	1,048,000	1,041,812
October 2011	0	0.0	0	0.0	5	35.7	7	50.0	2	14.3	14	1,064,500	1,154,636
Year-to-date 2012	1	0.6	2	1.1	66	37.3	101	57.1	7	4.0	177	1,018,000	1,067,135
Year-to-date 2011	0	0.0	7	4.7	69	46.0	65	43.3	9	6.0	150	998,450	1,051,041
Coquitlam													
October 2012	0	0.0	0	0.0	10	100.0	0	0.0	0	0.0	10	865,000	862,490
October 2011	0	0.0	1	16.7	1	16.7	4	66.7	0	0.0	6	--	--
Year-to-date 2012	1	0.4	55	22.7	164	67.8	21	8.7	1	0.4	242	810,000	840,113
Year-to-date 2011	0	0.0	53	43.8	44	36.4	21	17.4	3	2.5	121	769,000	833,931
Delta													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	0.0	1	12.5	4	50.0	1	12.5	2	25.0	8	--	--
Year-to-date 2012	1	2.0	9	18.0	26	52.0	8	16.0	6	12.0	50	897,250	993,119
Year-to-date 2011	2	1.5	28	21.2	89	67.4	8	6.1	5	3.8	132	800,000	847,159
Langley City													
October 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	3	60.0	0	0.0	2	40.0	0	0.0	0	0.0	5	--	--
Langley District													
October 2012	5	27.8	2	11.1	2	11.1	4	22.2	5	27.8	18	958,800	1,159,392
October 2011	4	14.3	8	28.6	5	17.9	10	35.7	1	3.6	28	909,500	961,938
Year-to-date 2012	44	28.0	50	31.8	25	15.9	22	14.0	16	10.2	157	690,000	880,198
Year-to-date 2011	45	29.6	46	30.3	31	20.4	20	13.2	10	6.6	152	690,593	839,779

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Maple Ridge													
October 2012	11	68.8	4	25.0	1	6.3	0	0.0	0	0.0	16	569,900	572,650
October 2011	12	70.6	2	11.8	3	17.6	0	0.0	0	0.0	17	569,000	582,053
Year-to-date 2012	107	70.9	36	23.8	7	4.6	1	0.7	0	0.0	151	569,900	577,278
Year-to-date 2011	115	73.2	29	18.5	13	8.3	0	0.0	0	0.0	157	549,900	570,328
New Westminster													
October 2012	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
October 2011	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Year-to-date 2012	3	10.3	4	13.8	15	51.7	7	24.1	0	0.0	29	839,800	833,796
Year-to-date 2011	52	60.5	18	20.9	15	17.4	0	0.0	1	1.2	86	557,346	617,924
North Vancouver City													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	66.7	3	33.3	9	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	10	90.9	1	9.1	11	1,289,000	1,345,400
North Vancouver DM													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	13	30.2	30	69.8	43	1,789,900	1,869,507
Year-to-date 2011	0	0.0	0	0.0	7	11.5	22	36.1	32	52.5	61	1,540,000	1,675,110
Pitt Meadows													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2011	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	579,000	577,984
Port Coquitlam													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	3	37.5	3	37.5	2	25.0	0	0.0	8	--	--
Year-to-date 2011	0	0.0	4	57.1	3	42.9	0	0.0	0	0.0	7	--	--
Port Moody													
October 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
October 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	1	16.7	4	66.7	1	16.7	0	0.0	6	--	--
Year-to-date 2011	0	0.0	1	9.1	3	27.3	7	63.6	0	0.0	11	1,000,000	958,455
Richmond													
October 2012	0	0.0	0	0.0	0	0.0	11	57.9	8	42.1	19	1,348,000	1,521,816
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	0.5	1	0.5	17	8.9	73	38.4	98	51.6	190	1,516,000	1,584,707
Year-to-date 2011	0	0.0	5	2.5	23	11.5	66	33.0	106	53.0	200	1,500,000	1,516,809

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
October 2012	9	13.2	32	47.1	19	27.9	4	5.9	4	5.9	68	719,450	826,186
October 2011	32	32.7	28	28.6	30	30.6	8	8.2	0	0.0	98	686,808	728,497
Year-to-date 2012	209	26.9	292	37.5	199	25.6	46	5.9	32	4.1	778	699,900	776,329
Year-to-date 2011	434	32.8	465	35.1	342	25.8	66	5.0	18	1.4	1,325	679,000	720,184
University Endowment Lands													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
October 2012	0	0.0	0	0.0	4	9.8	12	29.3	25	61.0	41	1,567,000	1,909,851
October 2011	0	0.0	0	0.0	4	20.0	3	15.0	13	65.0	20	2,404,000	2,392,350
Year-to-date 2012	0	0.0	3	0.8	69	19.0	140	38.5	152	41.8	364	1,292,500	1,927,717
Year-to-date 2011	2	0.5	3	0.7	164	37.9	67	15.5	197	45.5	433	1,060,000	1,930,143
West Vancouver													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	3,260,000	3,283,343
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	82	100.0	82	3,309,950	3,653,521
Year-to-date 2011	1	1.3	0	0.0	0	0.0	0	0.0	76	98.7	77	3,120,000	3,275,769
White Rock													
October 2012	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	5.3	1	5.3	3	15.8	14	73.7	19	1,700,000	1,744,368
Year-to-date 2011	0	0.0	3	25.0	1	8.3	4	33.3	4	33.3	12	1,425,000	1,544,053
Indian Reserves													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
October 2012	25	11.4	39	17.8	43	19.6	47	21.5	65	29.7	219	1,018,000	1,330,224
October 2011	48	22.5	41	19.2	57	26.8	37	17.4	30	14.1	213	799,000	1,104,496
Year-to-date 2012	379	16.1	464	19.8	598	25.5	457	19.5	450	19.2	2,348	870,000	1,185,853
Year-to-date 2011	665	22.3	669	22.4	809	27.1	367	12.3	476	15.9	2,986	798,000	1,069,349

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2012

Submarket	Oct 2012	Oct 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	--	--	n/a	1,455,542	1,497,786	-2.8
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	906,893	942,235	-3.8
Burnaby Total	1,041,812	1,154,636	-9.8	1,067,135	1,051,041	1.5
Coquitlam	862,490	--	n/a	840,113	833,931	0.7
Delta	--	--	n/a	993,119	847,159	17.2
Langley City	--	--	n/a	--	--	n/a
Langley District	1,159,392	961,938	20.5	880,198	839,779	4.8
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	572,650	582,053	-1.6	577,278	570,328	1.2
New Westminster	--	--	n/a	833,796	617,924	34.9
North Vancouver City	--	--	n/a	--	1,345,400	n/a
North Vancouver DM	--	--	n/a	1,869,507	1,675,110	11.6
Pitt Meadows	--	--	n/a	--	577,984	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	958,455	n/a
Richmond	1,521,816	--	n/a	1,584,707	1,516,809	4.5
Surrey Total	826,186	728,497	13.4	776,329	720,184	7.8
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,909,851	2,392,350	-20.2	1,927,717	1,930,143	-0.1
West Vancouver	3,283,343	--	n/a	3,653,521	3,275,769	11.5
White Rock	--	--	n/a	1,744,368	1,544,053	13.0
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,330,224	1,104,496	20.4	1,185,853	1,069,349	10.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver October 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	1,855	-5.4	3,076	4,916	5,085	60.5	762,562	19.6	778,667
	February	3,140	24.8	3,360	5,916	5,694	59.0	791,604	19.4	805,562
	March	4,137	29.7	3,141	6,995	5,169	60.8	786,311	13.4	782,229
	April	3,270	-8.5	2,847	6,011	4,991	57.0	815,252	21.0	789,375
	May	3,431	7.2	2,645	6,101	4,725	56.0	831,555	25.7	802,135
	June	3,317	8.9	2,625	5,961	4,953	53.0	808,867	22.9	802,569
	July	2,614	13.8	2,528	5,227	5,212	48.5	761,673	15.8	784,446
	August	2,419	8.2	2,468	4,864	5,151	47.9	778,545	14.4	784,443
	September	2,299	2.0	2,537	5,799	5,287	48.0	751,042	10.5	754,590
	October	2,359	-1.0	2,571	4,462	5,118	50.2	767,225	8.5	770,120
	November	2,395	-5.8	2,592	3,342	5,059	51.2	728,118	4.2	756,583
	December	1,700	-12.5	2,544	1,713	4,863	52.3	689,057	-1.7	735,879
2012	January	1,607	-13.4	2,521	5,906	6,089	41.4	752,380	-1.3	766,206
	February	2,572	-18.1	2,515	5,698	4,895	51.4	806,094	1.8	823,749
	March	2,919	-29.4	2,436	5,996	4,778	51.0	761,742	-3.1	732,005
	April	2,837	-13.2	2,327	6,200	5,067	45.9	735,315	-9.8	735,260
	May	2,897	-15.6	2,189	7,138	5,112	42.8	732,736	-11.9	706,496
	June	2,398	-27.7	2,093	5,747	5,092	41.1	701,141	-13.3	697,874
	July	2,135	-18.3	2,043	4,944	4,795	42.6	667,462	-12.4	694,913
	August	1,670	-31.0	1,827	4,203	4,635	39.4	725,086	-6.9	726,066
	September	1,536	-33.2	1,912	5,447	5,316	36.0	722,681	-3.8	734,802
	October	1,970	-16.5	1,986	4,451	4,822	41.2	736,732	-4.0	726,089
	November									
	December									
	Q3 2011	7,332	0.0		15,890			763,906	0.0	
	Q3 2012	5,341	-27.2		14,594			701,360	-8.2	
	YTD 2011	28,841	8.2		56,252			789,361	17.5	
	YTD 2012	22,541	-21.8		55,730			736,141	-6.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2012

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,227	8.1	66.4	830
	March	601	3.50	5.34	98.7	117.0	1,228	8.1	66.4	832
	April	621	3.70	5.69	98.9	117.2	1,233	8.2	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,242	7.5	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,247	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	6.9	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,249	7.2	66.4	863
	September	592	3.50	5.19	98.7	118.3	1,264	7.1	67.0	861
	October	598	3.50	5.29	98.6	118.5	1,272	6.9	67.2	861
	November	598	3.50	5.29	98.3	118.7	1,275	6.7	67.1	861
	December	598	3.50	5.29	98.1	117.7	1,263	6.9	66.6	867
2012	January	598	3.50	5.29	98.4	117.9	1,257	7.0	66.2	870
	February	595	3.20	5.24	98.2	118.4	1,260	6.7	66.1	873
	March	595	3.20	5.24	98.1	119.1	1,263	6.6	66.1	873
	April	607	3.20	5.44	98.1	119.4	1,273	6.2	66.2	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.4	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,284	6.4	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,283	6.8	66.9	854
	August	595	3.10	5.24	98.3	119.4	1,280	6.8	66.6	857
	September	595	3.10	5.24	98.2	119.3	1,279	7.0	66.7	858
	October	595	3.10	5.24			1,278	7.2	66.6	862
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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1.1	Housing Activity Summary by Submarket
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2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford-Mission CMA
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2012	16	0	6	0	6	0	0	0	28
October 2011	16	2	12	0	67	0	1	0	98
% Change	0.0	-100.0	-50.0	n/a	-91.0	n/a	-100.0	n/a	-71.4
Year-to-date 2012	174	2	46	0	72	31	6	0	331
Year-to-date 2011	198	2	56	1	109	87	7	0	460
% Change	-12.1	0.0	-17.9	-100.0	-33.9	-64.4	-14.3	n/a	-28.0
UNDER CONSTRUCTION									
October 2012	130	2	40	0	72	0	3	31	278
October 2011	149	2	64	1	107	87	8	0	418
% Change	-12.8	0.0	-37.5	-100.0	-32.7	-100.0	-62.5	n/a	-33.5
COMPLETIONS									
October 2012	21	0	8	0	0	0	0	0	29
October 2011	15	0	4	0	0	0	1	0	20
% Change	40.0	n/a	100.0	n/a	n/a	n/a	-100.0	n/a	45.0
Year-to-date 2012	173	2	72	1	124	87	11	0	470
Year-to-date 2011	221	2	60	1	90	0	4	0	378
% Change	-21.7	0.0	20.0	0.0	37.8	n/a	175.0	n/a	24.3
COMPLETED & NOT ABSORBED									
October 2012	115	2	12	0	43	39	5	0	216
October 2011	83	0	6	0	18	8	0	0	115
% Change	38.6	n/a	100.0	n/a	138.9	**	n/a	n/a	87.8
ABSORBED									
October 2012	13	0	8	0	5	0	0	0	26
October 2011	9	0	6	0	1	3	1	0	20
% Change	44.4	n/a	33.3	n/a	**	-100.0	-100.0	n/a	30.0
Year-to-date 2012	165	0	66	1	89	50	6	0	377
Year-to-date 2011	224	2	59	3	87	70	4	0	449
% Change	-26.3	-100.0	11.9	-66.7	2.3	-28.6	50.0	n/a	-16.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
October 2012	12	0	6	0	6	0	0	0	24
October 2011	12	0	12	0	67	0	1	0	92
Mission DM									
October 2012	4	0	0	0	0	0	0	0	4
October 2011	4	2	0	0	0	0	0	0	6
Indian Reserves									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2012	16	0	6	0	6	0	0	0	28
October 2011	16	2	12	0	67	0	1	0	98
UNDER CONSTRUCTION									
Abbotsford City									
October 2012	91	0	40	0	72	0	0	31	234
October 2011	89	0	64	1	107	87	7	0	355
Mission DM									
October 2012	39	2	0	0	0	0	3	0	44
October 2011	60	2	0	0	0	0	1	0	63
Indian Reserves									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2012	130	2	40	0	72	0	3	31	278
October 2011	149	2	64	1	107	87	8	0	418
COMPLETIONS									
Abbotsford City									
October 2012	13	0	8	0	0	0	0	0	21
October 2011	10	0	4	0	0	0	1	0	15
Mission DM									
October 2012	8	0	0	0	0	0	0	0	8
October 2011	5	0	0	0	0	0	0	0	5
Indian Reserves									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2012	21	0	8	0	0	0	0	0	29
October 2011	15	0	4	0	0	0	1	0	20

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
October 2012	81	0	12	0	43	39	0	0	175
October 2011	52	0	6	0	18	8	0	0	84
Mission DM									
October 2012	34	2	0	0	0	0	5	0	41
October 2011	31	0	0	0	0	0	0	0	31
Indian Reserves									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2012	115	2	12	0	43	39	5	0	216
October 2011	83	0	6	0	18	8	0	0	115
ABSORBED									
Abbotsford City									
October 2012	9	0	8	0	5	0	0	0	22
October 2011	7	0	6	0	1	3	1	0	18
Mission DM									
October 2012	4	0	0	0	0	0	0	0	4
October 2011	2	0	0	0	0	0	0	0	2
Indian Reserves									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2012	13	0	8	0	5	0	0	0	26
October 2011	9	0	6	0	1	3	1	0	20

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Abbotsford-Mission CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Abbotsford City	12	13	0	0	6	67	6	12	24	92	-73.9
Mission DM	4	4	0	2	0	0	0	0	4	6	-33.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	16	17	0	2	6	67	6	12	28	98	-71.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	126	126	0	0	72	109	77	143	275	378	-27.2
Mission DM	54	80	2	2	0	0	0	0	56	82	-31.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	180	206	2	2	72	109	77	143	331	460	-28.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Abbotsford City	6	67	0	0	6	12	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	6	67	0	0	6	12	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	72	109	0	0	77	143	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	72	109	0	0	77	143	0	0

Table 2.4: Starts by Submarket and by Intended Market
October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Abbotsford City	18	24	6	67	0	1	24	92
Mission DM	4	6	0	0	0	0	4	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	22	30	6	67	0	1	28	98

Table 2.5: Starts by Submarket and by Intended Market
January - October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	172	175	103	197	0	6	275	378
Mission DM	50	81	0	0	6	1	56	82
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	222	256	103	197	6	7	331	460

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Abbotsford City	13	11	0	0	0	0	8	4	21	15	40.0
Mission DM	8	5	0	0	0	0	0	0	8	5	60.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	21	16	0	0	0	0	8	4	29	20	45.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	116	159	0	6	124	84	159	60	399	309	29.1
Mission DM	69	67	2	2	0	0	0	0	71	69	2.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	185	226	2	8	124	84	159	60	470	378	24.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Abbotsford City	0	0	0	0	8	4	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	8	4	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	124	84	0	0	159	60	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	124	84	0	0	159	60	0	0

Table 3.4: Completions by Submarket and by Intended Market
October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Abbotsford City	21	14	0	0	0	1	21	15
Mission DM	8	5	0	0	0	0	8	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	29	19	0	0	0	1	29	20

Table 3.5: Completions by Submarket and by Intended Market
January - October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	182	214	212	91	5	4	399	309
Mission DM	65	69	0	0	6	0	71	69
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	247	283	212	91	11	4	470	378

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
October 2012	1	11.1	4	44.4	2	22.2	1	11.1	1	11.1	9	--	--
October 2011	2	28.6	4	57.1	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2012	3	3.0	46	45.5	19	18.8	8	7.9	25	24.8	101	559,900	637,905
Year-to-date 2011	10	5.7	66	37.9	61	35.1	23	13.2	14	8.0	174	569,000	590,415
Mission DM													
October 2012	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
October 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	10	15.4	48	73.8	5	7.7	2	3.1	0	0.0	65	469,900	480,662
Year-to-date 2011	16	30.2	26	49.1	5	9.4	5	9.4	1	1.9	53	469,900	498,772
Indian Reserves													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
October 2012	2	15.4	7	53.8	2	15.4	1	7.7	1	7.7	13	529,900	557,646
October 2011	2	22.2	5	55.6	1	11.1	0	0.0	1	11.1	9	--	--
Year-to-date 2012	13	7.8	94	56.6	24	14.5	10	6.0	25	15.1	166	525,400	576,333
Year-to-date 2011	26	11.5	92	40.5	66	29.1	28	12.3	15	6.6	227	549,900	569,018

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2012

Submarket	Oct 2012	Oct 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	--	--	n/a	637,905	590,415	8.0
Mission DM	--	--	n/a	480,662	498,772	-3.6
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	557,646	--	n/a	576,333	569,018	1.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley October 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	773	-14.6	1,256	2,362	2,480	50.6	441,544	1.7	473,203
	February	1,201	7.3	1,304	2,749	2,768	47.1	483,509	10.9	494,285
	March	1,730	18.7	1,417	3,033	2,329	60.8	526,828	15.5	527,042
	April	1,414	-15.7	1,226	2,617	2,372	51.7	534,123	17.5	524,460
	May	1,512	7.8	1,197	2,785	2,189	54.7	526,541	15.1	514,876
	June	1,508	-10.3	1,141	2,494	2,288	49.9	503,331	7.1	498,179
	July	1,250	20.8	1,160	2,623	2,291	50.6	503,931	9.7	492,860
	August	1,282	35.5	1,198	2,418	2,342	51.2	507,750	19.7	495,326
	September	1,109	14.7	1,224	2,418	2,291	53.4	489,420	10.0	497,614
	October	1,092	16.0	1,215	2,198	2,372	51.2	483,965	6.1	495,657
	November	1,040	1.9	1,155	1,654	2,262	51.1	478,968	5.3	498,111
	December	816	-1.0	1,233	946	2,312	53.3	498,989	12.3	515,870
2012	January	749	-3.1	1,166	2,456	2,333	50.0	469,635	6.4	505,035
	February	1,195	-0.5	1,185	2,586	2,430	48.8	504,441	4.3	504,724
	March	1,320	-23.7	1,169	2,764	2,357	49.6	474,581	-9.9	489,832
	April	1,363	-3.6	1,121	2,882	2,486	45.1	501,059	-6.2	482,993
	May	1,511	-0.1	1,153	2,967	2,347	49.1	484,609	-8.0	475,380
	June	1,389	-7.9	1,161	2,636	2,488	46.7	503,593	0.1	483,126
	July	1,332	6.6	1,164	2,620	2,221	52.4	479,539	-4.8	476,580
	August	1,007	-21.5	1,018	2,111	2,205	46.2	483,174	-4.8	472,143
	September	791	-28.7	981	2,313	2,371	41.4	495,096	1.2	496,044
	October	984	-9.9	1,023	2,227	2,242	45.6	476,400	-1.6	481,689
	November									
	December									
	Q3 2011	3,641	23.5		7,459			500,856	13.0	
	Q3 2012	3,130	-14.0		7,044			484,640	-3.2	
	YTD 2011	12,871	6.1		25,697			504,695	11.8	
	YTD 2012	11,641	-9.6		25,562			488,050	-3.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
October 2012

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	97.3	114.8	86	9.6	66.1	790
	February	607	3.50	5.44	97.4	115.2	85	9.9	65.5	806
	March	601	3.50	5.34	97.6	116.1	85	10.0	65.9	822
	April	621	3.70	5.69	97.7	116.3	85	9.2	64.9	817
	May	616	3.70	5.59	97.9	117.1	85	8.8	64.9	804
	June	604	3.50	5.39	97.8	116.5	86	8.4	65.0	779
	July	604	3.50	5.39	97.8	116.6	86	8.5	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.1	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.5	751
	October	598	3.50	5.29	97.4	117.4	88	8.0	66.4	757
	November	598	3.50	5.29	97.1	117.5	87	8.7	65.9	763
	December	598	3.50	5.29	96.9	116.5	87	9.1	66.3	770
2012	January	598	3.50	5.29	97.1	116.8	87	10.1	66.8	775
	February	595	3.20	5.24	96.9	117.2	88	10.5	67.5	787
	March	595	3.20	5.24	96.7	117.9	88	10.6	68.0	801
	April	607	3.20	5.44	96.7	118.2	90	9.5	68.5	798
	May	601	3.20	5.34	96.7	118.6	91	7.9	67.6	797
	June	595	3.20	5.24	96.8	118.2	90	7.2	66.9	790
	July	595	3.10	5.24	96.8	117.9	91	6.6	66.6	799
	August	595	3.10	5.24	96.8	118.1	91	7.3	67.4	800
	September	595	3.10	5.24	96.7	118.1	93	7.3	68.4	805
	October	595	3.10	5.24			93	7.7	68.8	807
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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